



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**JANUARY 6, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor L. Bissell – Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2 (left at 9:00 p.m.)  
City Councillor B. Callahan – Ward 3 (arrived at 7:10 p.m.)  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor G. Miles - Wards 7 and 11 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. A. Marshall, Commissioner of Planning, Design & Development  
J. Corbett, Director of Planning and Land Development Services  
D. Kenth, Development Engineer  
K. Ash, Manager of Development Services  
D. Herron, Development Planner  
A. Parsons, Development Planner

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:04 p.m., and adjourned at 9:05 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

| <b>Item</b> | <b>Recommendation</b>  |
|-------------|--|
| <b>A.</b>   | <b>PDD001-2003 APPROVAL OF AGENDA</b>  |
| <b>B.</b>   | <b>CONFLICTS OF INTEREST</b>   |
| <b>C.</b>   | <b>CONSENT</b>   |
| <b>D1.</b>  | <b>PDD002-2003 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6 (File C2W15.6)</b>                                   |
| <b>E1.</b>  | <b>PDD003-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10 (See Item G3)</b>        |
| <b>G1.</b>  | <b>PDD004-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – SAM AND SALMA ZAHREDDINE – MINOR VARIANCE APPLICATION A220/02 – 11 ARJAY TRAIL - WARD 6 (OMB File V020370).</b>  |
| <b>G2.</b>  | <b>PDD005-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – AMRIK SINGH KAILLA AND JASBIR KAILLA – MINOR VARIANCE APPLICATION A218/02 – 124 LINKDALE ROAD - WARD 1 (OMB File V020371)</b>  |
| <b>G3.</b>  | <b>PDD003-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10 (See Delegation E1).</b> |
| <b>H.</b>   | <b>POLICY PLANNING REPORTS</b>   |
| <b>I.</b>   | <b>BUILDING AND ZONING REPORTS</b>   |
| <b>J.</b>   | <b>COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS</b>   |
| <b>K.</b>   | <b>ENGINEERING AND DEVELOPMENT SERVICES REPORTS</b>  |
| <b>L.</b>   | <b>MINUTES</b>   |
| <b>M.</b>   | <b>OTHER/NEW BUSINESS</b>  |
| <b>N1.</b>  | <b>LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.</b>  |

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- P1. PDD006-2003 RESOLUTION – APPROVAL OF CONDITIONS TO PERMIT DRAFT APPROVAL – SPRINGDALE DEVELOPMENT CAP – SANDALWOOD PARKWAY EXTENSION (File P26).**
- P2. PDD007-2003 RESOLUTION – CITY OF BRAMPTON DRAFT CREDIT VALLEY SECONDARY PLAN**
- P3. PDD008-2003 LONG TERM FEDERAL COMMITMENT - ONTARIO INFRASTRUCTURE PROGRAM**
- P4. PDD009-2003 RESOLUTION – ENDORSEMENT OF THE HALTON REGION 2002 OFFICIAL PLAN REVIEW.**
- P5. PDD010-2003 STATE OF THE ENVIRONMENTAL ATMOSPHERE REPORT 2002**
- Q. QUESTION PERIOD**
- R. PUBLIC QUESTION PERIOD**
- S. PDD011-2002 ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF THE AGENDA**

PDD001-2003 That the agenda for the Planning, Design and Development Committee Meeting dated January 6, 2003, be amended to add:

M 1. Discussion re: **MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**

P 7. Correspondence from Mr. & Mrs. Wolfgang and Erika Friesen, R.R. #2, 707 Wanless Drive, dated January 2, 2003, re: **APPLICATION TO AMEND THE OFFICIAL PLAN – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6) (See Item D1).

E 1. Delegation, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10** (See Item G3)

2. Mr. Mark Schnier, Vice President, Ontario Logistics, G.E. Schnier Co.

CARRIED

**B. CONFLICTS OF INTEREST**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G2, P2, P4, P5)

**D. PUBLIC MEETING REPORTS**

D 1. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated January 6, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6).

Members of the public present requested a presentation of the proposal.

Mr. D. Herron, Development Planner, gave a presentation and outlined details of the proposal.

Ms. Erika Friesen, 707 Wanless Drive, Brampton read the correspondence dated January 2, 2003 from herself and Mr. & Mrs. Wolfgang which provided details of their objection to the proposed amendment by the applicant to change the land use designation from “Low Density Residential” to “Low/Medium Density Residential”. Concerns included in the correspondence are the impact of the proposal on the value of their homes, quality of life, noise and increased traffic on Wanless Drive.

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Mr. Jack Anderson, 728 Wanless Drive, Brampton, indicated that he objects to the proposed amendment as he shares the concerns expressed in the correspondence presented by Ms. Friesen. He suggested that the area should remain low density as designated or the medium density uses should be located close to the commercial designation to the east.

Mr. Domenico Nobil, 739 Wanless Drive, Brampton, indicated his objection to the proposed amendment and was of the opinion that the applicant has no argument to support his application.

Staff responded to questions from Committee to clarify the proposal.

- PDD002-2003
1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated January 6, 2003, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6) be received; and,
  2. That the correspondence from Mr. & Mrs. Wolfgang and Erika Friesen, R.R. #2, 707 Wanless Drive, dated January 2, 2003, to the Planning, Design and Development Committee meeting of January 6, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6) be received; and,
  3. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**E. DELEGATIONS**

- E 1. Mr. Fred Kalina, G. E. Shnier Co., 50 Kenview Boulevard, Brampton, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10** (See Item G3).

Mr. Fred Kalina, G. E. Shnier Co., 50 Kenview Boulevard, advised that approval was given by the Committee of Adjustment to permit outdoor storage of pre-fabricated deck boards on the property at 50 Kenview Boulevard and requested that the staff's appeal of the decision to the Ontario Municipal Board not be supported by Committee. He circulated pictures of the proposed storage area that provided views from different directions and indicated that he is willing to work with staff to resolve the issues with respect to the visual impact the proposal would have on the character of the prestige industrial community. He was of the opinion that this was a positive business opportunity that would create jobs in the community.

Mr. Mark Schnier, Vice President, Ontario Logistics, G.E. Schnier Co., advised that his family owns the warehousing establishment at 50 Kenview Boulevard and would like the opportunity to make Brampton their head office. He indicated that he was aware that the location is zoned prestige industrial but was of the opinion that the proposed outdoor storage area is small and will not negatively impact the nearby business as no one has objected to the proposal. He further

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advised that all the requirements of the Committee of Adjustment were satisfied and that the company already has a three year commitment from Home Depot to purchase the product that would be stored at the location.

Discussion took place with respect to the zoning designation and restrictions for prestige industrial areas and the possibility and impact of reducing the three year term of the approval for outside storage by the Committee of Adjustment to one year. Staff responded to questions and advised that if the proposed outdoor storage is permitted in a prestige industrial zone it would set a precedent for other businesses in the area. Staff added that the applicant was already in violation of the zoning by-law as part of the site was used for the storage of commercial tractor trailers which is interpreted as outside storage.

Item G3 was brought forward and dealt with at this time.

A recorded vote was requested and voted on as follows:

- PDD003-2003
1. That the delegations of Mr. Fred Kalina, Director, and Mr. Mark Schnier, Vice President, Ontario Logistics, G. E. Shnier Co., 50 Kenview Boulevard, Brampton, to the Planning, Design and Development Committee meeting of January 6, 2003, re:  
**RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10** be received;  
and,
  2. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated December 12, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re:  
**RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10** be received;  
and,
  3. That the appeal of the Committee of Adjustment decision to approve application A338/02 be supported and that staff be directed to make appropriate representation at the Ontario Municipal Board.

YEA

DiMarco  
Aujla  
Jeffrey  
Palleschi  
Metzak  
Gibson  
Richards  
Moore  
Bissell  
Hames

NAY

Callahan  
Sprovieri  
Hutton  
Begley  
Cowie

ABSENT

Miles

CARRIED  
10 YEAS  
5 NAYS  
1 ABSENT

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**F.     DEVELOPMENT TEAM REPORTS - nil**

**G.     COMMITTEE OF ADJUSTMENT REPORTS**

- \*     G 1.     Report from P. Snape, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated December 18, 2002, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – SAM AND SALMA ZAHREDDINE – MINOR VARIANCE APPLICATION A220/02 – 11 ARJAY TRAIL - WARD 6** (OMB File V020370).

- PDD004-2003     1.     That the report from P. Snape, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated December 18, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – SAM AND SALMA ZAHREDDINE – MINOR VARIANCE APPLICATION A220/02 – 11 ARJAY TRAIL - WARD 6** (OMB File V020370).
2.     That staff be directed to attend the January 14, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's Decision to refuse the minor variance application.

CARRIED

- \*     G 2.     Report from P. Snape, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated December 18, 2002, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – AMRIK SINGH KAILLA AND JASBIR KAILLA – MINOR VARIANCE APPLICATION A218/02 – 124 LINKDALE ROAD - WARD 1** (OMB File V020371).

- PDD005-2003     1.     That the report from P. Snape, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated December 18, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – AMRIK SINGH KAILLA AND JASBIR KAILLA – MINOR VARIANCE APPLICATION A218/02 – 124 LINKDALE ROAD - WARD 1** (OMB File V020371) be received; and,
2.     That staff be directed to attend the January 14, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's Decision to refuse the minor variance application.

CARRIED

- G 3.     Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated December 12, 2002, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – METROPOLITAN EQUITIES LIMITED – MINOR VARIANCE APPLICATION A338/02 – 50 KENVIEW BOULEVARD – SOUTH OF STEELES AVENUE, WEST OF MCVEAN DRIVE - WARD 10** (See Delegation E 1).

**DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD003-2002**

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**H. POLICY PLANNING REPORTS - nil**

**I. BUILDING AND ZONING REPORTS - nil**

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**L. MINUTES**

**L 1. BRAMPTON HERITAGE BOARD - nil**

**L 2. FLOWER CITY STRATEGY COMMITTEE - nil**

**M. OTHER/NEW BUSINESS**

**M 1. Discussion re: MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**

Discussion took place on the need for a monthly update on the status of Highway 410 Extension and staff responded to questions from Committee.

**Direction was given**

- **That staff of the Planning, Design and Development Department provide a monthly update on the status of Highway 410 Extension.**
- **That the Planning, Design and Development Committee agenda format include a regular item “Monthly Update – Status of Highway 410 Extension”.**

**N. REFERRED MATTERS**

**N 1. LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

Following discussion on items contained in the list of referred reports for the Planning, Design and Development Committee the following direction was given:

- **That staff update the List of Referred Reports for the Planning, Design and Development Department not include matters which have been resolved.**

**O. DEFERRED MATTERS**

**P. CORRESPONDENCE**

- P 1. Correspondence from the Region of Peel dated September 5, 2002, re: RESOLUTION – APPROVAL OF CONDITIONS TO PERMIT DRAFT APPROVAL – SPRINGDALE DEVELOPMENT CAP – SANDALWOOD PARKWAY EXTENSION (File P26)**



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Discussion took place regarding the acquisition of lands that are required for the Highway 410 extension and the involvement of the Ministry of Transportation, Senator Homes and Chinguacousy Farms Limited who are two of the affected landowners involved in the negotiations.

Staff responded to concerns from the Committee and advised that a status report on the Highway 410 extension was presented at the Planning, Design and Development meeting of December 16, 2002 which provided detailed information on the progress made with respect to the land acquisition.

This correspondence was included on the agenda in error.

- PDD006-2003 That the correspondence from the Region of Peel dated September 5, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **RESOLUTION – APPROVAL OF CONDITIONS TO PERMIT DRAFT APPROVAL – SPRINGDALE DEVELOPMENT CAP – SANDALWOOD PARKWAY EXTENSION** (File P26) be received.

CARRIED

- \* P 2. Correspondence from the City of Mississauga, dated September 26, 2002, re: **RESOLUTION – CITY OF BRAMPTON DRAFT CREDIT VALLEY SECONDARY PLAN.**

- PDD007-2003 That the correspondence from the City of Mississauga, dated September 26, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **RESOLUTION – CITY OF BRAMPTON DRAFT CREDIT VALLEY SECONDARY PLAN** be received.

CARRIED

- P 3. Correspondence from the Secretary of State, Federal Economic Development dated October 2, 2002, re: **LONG TERM FEDERAL COMMITMENT - ONTARIO INFRASTRUCTURE PROGRAM.**

- PDD008-2003 That the correspondence from the Secretary of State, Federal Economic Development dated October 2, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **LONG TERM FEDERAL COMMITMENT - ONTARIO INFRASTRUCTURE PROGRAM** be received.

CARRIED

- \* P 4. Correspondence from the Region of Peel dated November 27, 2002, re: **RESOLUTION – ENDORSEMENT OF THE HALTON REGION 2002 OFFICIAL PLAN REVIEW.**

- PDD009-2003 That the correspondence from the Region of Peel dated November 27, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **RESOLUTION – ENDORSEMENT OF THE HALTON REGION 2002 OFFICIAL PLAN REVIEW** be received.

CARRIED

- \* P 5. Correspondence from the Region of Peel dated November 27, 2002, re: **STATE OF THE ENVIRONMENTAL ATMOSPHERE REPORT 2002** (File )

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PDD010-2003 That the correspondence from the Region of Peel dated November 27, 2002, to the Planning, Design and Development Committee meeting of January 6, 2003, re: **STATE OF THE ENVIRONMENTAL ATMOSPHERE REPORT 2002** be received.

CARRIED

P 6. Correspondence from the City of Toronto dated December 2, 2002, re: **RESOLUTION – PROPOSALS FOR PROVINCIAL MANAGEMENT OF SECONDARY USES IN HYDRO CORRIDORS – REQUEST TO PROVINCIAL GOVERNMENT TO PROVIDE LAND REQUIRED FOR COMMUTER PARKING AND/OR TRANSIT CORRIDORS AT NO COST TO MUNICIPALITIES** (File)

Staff advised that a report is being prepared by the Legal Services Department.

**Q. QUESTION PERIOD**

O 1. Concerns were raised by Regional Councillor L. Bissell in reference to new subdivisions where storm water retention ponds are constructed and water is being left stagnant which could result in a possible breeding ground for mosquitoes.

Staff responded that it was an environmental issue and that the Region of Peel Health Department will prepare a report to be dealt with at the Regional Council.

**R. PUBLIC QUESTION PERIOD - nil**

**S. ADJOURNMENT**

PDD011-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday January 20, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:05 p.m., January 6, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**JANUARY 20, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
Regional Councillor L. Bissell – Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9 (left at 4:00 p.m.)  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9 (left at 2:40 p.m. and returned at 3:35 p.m.)  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11 (left at 4:00 p.m.)

**Members Absent:**

City Councillor P. Richards - Wards 8 (illness)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
H. Zbogar, Policy Planner  
J. McMahon, Environmental Engineer

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 12:20 p.m., moved into Closed Session, moved back into open session at 1: 20 p.m. and recessed, reconvened at 1:35 p.m. and recessed for a Special Council Meeting at 1:38 p.m., reconvened at 3:25 p.m., and adjourned at 4:38 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.            PDD012-2003    APPROVAL OF AGENDA**
- B.                                CONFLICTS OF INTEREST**
- C.                                CONSENT**
- D.            PDD013-2003    DELEGATION - REVIEW UNDER SECTION 43 OF THE ONTARIO MUNICIPAL BOARD ACT – ONTARIO MUNICIPAL BOARD DECISION - LOBLAW PROPERTIES LIMITED - SOUTHWEST QUADRANT OF HURONTARIO STREET AND STEELES AVENUE WEST (File T1W15.26)**
- E 1.        PDD014-2003    RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS LTD. – SOUTH WEST CORNER OF CHINGUACOUSY ROAD AND FAIRHILL AVENUE - WARD 6 (File C3W12.8)**
- F 1.        PDD015-2003    STATUS REPORT- TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP) (File T00 MP)**
- G 1.        PDD016-2003    RECOMMENDATION REPORT – COMMITTEE OF ADJUSTMENT DECISION- APPEAL BY TARLOCHAN CHAHAL AND KASHMIR CHAHAL - MINOR VARIANCE APPLICATION #A209/02 – 24 HORSHAM STREET (File A209/02 /OMB File V020352)**
- H.                                BUILDING AND ZONING REPORTS**
- I.                                COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
- J 1.        PDD017-2003    STORMWATER MANAGEMENT FEE-IN-LIEU POLICY (File N10 SMFP)**
- J 2.        PDD018-2003    STORMWATER MANAGEMENT FACILITY RETROFIT STUDY (File N10 SMRS)**
- K 3.        PDD019-2003    MINUTES OF THE EDUCATION LIASION COMMITTEE - JANUARY 9, 2003**
- L 1.        PDD012-2003    HIGHWAY 410 EXTENSION**
- M 1.        PDD020-2003    LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- N 1.        PDD021-2003    CORRESPONDENCE- REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD (File G10ON)**

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- N 2.     PDD022-2003     CORRESPONDENCE - FEDERAL ELECTORAL BOUNDARIES-  
RESOLUTION 315-2002 ADOPTED BY THE COUNCIL OF THE  
CORPORATION OF MISSISSAUGA.**
- O.                                 QUESTION PERIOD**
- P.                                 PUBLIC QUESTION PERIOD**
- Q.     PDD023-2003     CLOSED SESSION**
- R.     PDD024-2003     ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF AGENDA**

PDD012-2003 That the Agenda for the Planning, Design and Development Committee Meeting of January 20, 2003 be approved as amended as follows:

To delete the following item which was circulated on the agenda in error.

- L1. Interoffice memorandum from J. Marshall, Commissioner of Planning, Design and Development, to The Chairman and Members of the Planning, Design and Development Committee dated January 9, 2003, re: **HIGHWAY 410 EXTENSION**.

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, G1, K3, M1, N1, N2)

**D. DELEGATIONS**

- D 1. Mr. Ron Webb, Davis Webb Schulze & Moon, letter dated January 13, 2003, re: **REVIEW UNDER SECTION 43 OF THE ONTARIO MUNICIPAL BOARD ACT – ONTARIO MUNICIPAL BOARD DECISION - LOBLAW PROPERTIES LIMITED - SOUTHWEST QUADRANT OF HURONTARIO STREET AND STEELES AVENUE WEST** (File T1W15.26).

PDD013-2003 That the delegation of Mr. Ron Webb, Davis Webb Schulze & Moon, letter dated January 13, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **REVIEW UNDER SECTION 43 OF THE ONTARIO MUNICIPAL BOARD ACT – ONTARIO MUNICIPAL BOARD DECISION - LOBLAW PROPERTIES LIMITED - SOUTHWEST QUADRANT OF HURONTARIO STREET AND STEELES AVENUE WEST** (File T1W15.26) be referred to the Special Council Meeting of January 20, 2003.

CARRIED

**E. DEVELOPMENT TEAM REPORTS**

- \* E 1. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated January 2, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS LTD. – SOUTH WEST CORNER OF CHINGUACOUSY ROAD AND FAIRHILL AVENUE - WARD 6** (File C3W12.8).

PDD014-2003 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated January 2, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re:

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**RECOMMENDATION REPORT – APPLICATION TO AMEND THE  
OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS  
LTD. – SOUTH WEST CORNER OF CHINGUACOUSY ROAD AND  
FAIRHILL AVENUE - WARD 6 (File C3W12.8) be received; and**

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
  - 1) The Official Plan Amendment shall amend the Fletcher's Meadow Secondary Plan to redesignate the subject property from 'Medium Density Residential' to 'Convenience Commercial' to permit the subject lands to be used for commercial purposes;
  - 2) The zoning by-law amendment shall amend Comprehensive Zoning By-Law 151-88, as amended, to rezone the subject property from 'Agricultural - Section 1094 (A –Section 1094)' to a 'Commercial One (C1)' zone with a special section;
  - 3) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following conditions:
    - a. Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
    - b. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
    - c. The owner shall pay cash-in-lieu of parkland in accordance with the *Planning Act* and City policy;
    - d. The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
    - e. The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
    - f. The owner shall agree that all restaurant refuse storage shall be enclosed in a climate controlled area within a building;
    - g. The Owner shall agree that all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building;
    - h. The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;
    - i. That the owner shall lift the 0.3 metre reserves along the Chinguacousy Road and Fairhill Avenue street frontages at the access locations at their own expense to the satisfaction of the City;
    - j. The owner shall agree that access to Chinguacousy Road shall be restricted to right-in/right-out only turning movements;
    - k. The owner shall agree to provide an on-site litter pick up service which shall clear litter from the site at least twice a week;
    - l. That the owner provides one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line to the satisfaction of Bell Canada. If there are any conflicts with existing Bell Canada

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- facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocation;
- m. The owner/developer shall provide an appropriately sized sidewalk section (concrete pad), as per Canada Post specifications to place Community Mailbox on; and,
- n. The owner/developer shall consult with Canada Post Corporation to determine a suitable location for the placement of a Community Mailbox and to indicate this location on appropriate servicing plans.
- (4) Prior to the enactment of the zoning by-law, the applicant/owner shall provide a completed Traffic Impact Study, to the satisfaction of the Commissioner or Planning, Design and Development; and,
- (5) The site specific zoning by-law shall contain the following:
- a) The subject property shall be zoned with a site specific “Commercial One (C1)” zone category and shall permit the following uses:
- a retail establishment having no outside storage;
  - a convenience store;
  - a service shop;
  - a personal service shop;
  - a bank, trust company, finance company;
  - an office;
  - a dry cleaning and laundry distribution station;
  - a laundromat;
  - a dining room restaurant and a take-out restaurant;
  - an animal hospital; and,
  - purposes accessory to the other permitted purposes.
- b) Shall be subject to the following requirements and restrictions:
1. the following purposes shall not be permitted:
    - (i) a gas bar;
    - (ii) an adult entertainment parlour;
    - (iii) an adult video store;
    - (iv) a pool hall;
    - (v) an amusement arcade;
    - (vi) a temporary open air market;
    - (vii) a motor vehicle repair shop;
    - (viii) a motor vehicle body shop;
    - (ix) no storage of goods and materials outside a building; and,
    - (x) drive-through facility.
  2. shall have a maximum front yard depth of 1.5 metres;
  3. shall have a maximum exterior side yard width of 1.5 metres;
  4. shall have a minimum interior side yard width of 1.2 metres;
  5. shall have a minimum rear yard depth of 1.2 metres;
  6. shall have a minimum lot width of 60 metres;
  7. shall have a maximum building height of 1 storey;
  8. shall have a maximum gross floor area of 1400m<sup>2</sup>;



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9. shall provide a minimum 1.5 metre wide landscaped open space strip in the front and exterior side yards and a minimum of 1.2 metres in the interior side and rear yards, except at approved access locations;
  10. that waste and recycling facilities shall be entirely enclosed within a building;
  11. restaurant refuse storage shall be enclosed in a climate controlled area within a building;
  12. all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- c) shall also be subject to the requirements and restrictions relating to the Commercial One (C1) zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

CARRIED

**F. POLICY PLANNING REPORTS**

- F 1. Report from B. Winterhalt, Associate Director of Policy Planning and Growth, and H. Zbogar, Policy Planner, Planning, Design and Development dated January 13, 2003, re: **STATUS REPORT- TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File T00 MP)

Discussion took place and included the following:

- Current Brampton Transit ridership levels and how the transit system (service, facilities) needs to be improved to make transit more attractive to increase ridership
- The efficiency of the transit system, including integration with neighbouring municipalities/transit systems
- The City's Capital Works program with respect to road widenings and the timelines involved

Staff responded to questions and comments from Committee and indicated that further details of the Transportation and Transit Master Plan (TTMP) will be provided as Phase 2 of the Study proceeds. Specifically, staff indicated that this next phase of the TTMP Study work program will include the development of a Brampton transportation model to assess and analyze future road network requirements and transit routing, and the convening of transit focus groups to address the issues noted above. Committee was also informed that City staff are currently in the process of developing a short-term implementation plan for a transit-priority corridor for Queen Street East (Regional Road 107) and Hurontario Street.

- PDD015-2003
1. That the report from B. Winterhalt, Associate Director of Policy Planning and Growth, and H. Zbogar, Policy Planner, Planning, Design and Development dated January 13, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **STATUS REPORT- TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File T00 MP) be received; and,
  2. That Works and Transportation and Planning Design and Development staff be directed to continue to take appropriate actions including further reports to Committee and Council to address the short term priorities identified in the Phase 1 Report, including:

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- a) Initiating work towards an amendment to the Brampton Official Plan to specifically identify transit priority corridors on Queen Street and on Main Street/Hurontario Street, linking to York Region and the Airport corporate centre, and to Mississauga, respectively;
- b) Continuing to encourage and work with the Province of Ontario and the Region of Peel towards the extension of Highway 410 from Bovaird Drive to Hurontario Street as soon as possible;
- c) Continuing to work with the Region of Peel and the development industry to ensure that the planned widening of Bovaird Drive west of Hwy 410 is constructed as soon as possible;
- d) Commencing construction of the Sandalwood Parkway connection between Heart Lake Road and Dixie Road as soon as possible;
- e) Working with the TTMP consultants to ensure that the design of proposed City and Region road construction projects to be carried out in 2003/04 (where planning and detailed design are currently underway) takes into consideration specific transit-supportive opportunities, particularly at intersections and potential transit stop locations;
- f) Continuing to pursue funding opportunities and partnerships to advance transit service in priority areas through existing GTIP applications (and considering enhancements), federal funding opportunities, and discussions with the Regions of Halton and York, the City of Mississauga, and GO Transit.
- g) Continuing to review options and bring forward solutions to address traffic operations problems that exist in the vicinity of the Trinity Commons shopping mall.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services and M. Innocente, Planning, Design and Development, dated January 3, 2003, re: **RECOMMENDATION REPORT – COMMITTEE OF ADJUSTMENT DECISION- APPEAL BY TARLOCHAN CHAHAL AND KASHMIR CHAHAL - MINOR VARIANCE APPLICATION #A209/02 – 24 HORSHAM STREET** (File A209/02 /OMB File V020352).
- PDD016-2003
- 1. That the report from P. Snape, Manager of Development Services and M. Innocente, Planning, Design and Development, dated January 3, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **RECOMMENDATION REPORT – COMMITTEE OF ADJUSTMENT DECISION- APPEAL BY TARLOCHAN CHAHAL AND KASHMIR CHAHAL - MINOR VARIANCE APPLICATION #A209/02 – 24 HORSHAM STREET** (File A209/02 /OMB File V020352) be received; and,
  - 2. That staff be directed to attend the February 3, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

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**H. BUILDING AND ZONING REPORTS - nil**

**I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

- J 1. Report by J. McMahon, Environmental Engineer, Planning, Design and Development, dated January 20, 2003, re: **STORMWATER MANAGEMENT FEE-IN-LIEU POLICY** (File N10 SMFP).

Mr. J. McMahon gave a slide presentation of Items of J1 and J2 together.

He highlighted the following:

- Citywide Stormwater Management Facility Retrofit Study
  - Why do the Study?
    - The need to manage stormwater runoff is now accepted as a basic requirement to mitigate the effects of urban development
    - Runoff from older areas of the city are not treated resulting in a negative impact on the streams and associated ecosystems
  - Typically there are two types of facilities constructed as retrofits to treat runoff from existing developed areas
    - Upgrade old ponds (e.g., dry ponds)
    - Create new ponds between existing outfalls and the creek
  - Primary benefits of the study
    - Will identify, evaluate and rank potential sites within each watershed
    - Will provide a prioritized list of locations that can be used as a “Road Map” for implementing construction works as resources become available
- Stormwater Fee-in-Lieu Policy
  - Current Situation
    - Onsite controls currently used to treat water quality for small infill developments
    - This results in a proliferation of small units treating small areas and the larger older section of the City remain untreated
  - Proposed Situation
    - Better method is to pool resources from small sites to construct larger more effective facilities
    - This policy provides the ability and mechanism for funds to be pooled
  - Stakeholder Review
    - City staff, both Conservation Authorities, and the development industry have reviewed the policy
    - The policy is not a new development fee, it redirects funds for use in a more effective manner
    - All stakeholders have indicated full support for the use of this concept

Discussion took place and included the following:

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- The effect of the policies and studies related to these reports on untreated stormwater currently flowing into rivers located in the older areas of Brampton
- Stormwater management ponds and measures that can be taken to reduce the possible spread of the West Nile virus
- The role of the Conservation Authorities with respect to the overall Retrofit Study
- Funding sources
- Cash-in-lieu process and its impact on development applications

Staff responded to questions and comments and clarified issues raised by Committee.

- PDD017-2003
1. That the report by J. McMahon, Environmental Engineer, Planning, Design and Development, dated January 20, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **STORMWATER MANAGEMENT FEE-IN-LIEU POLICY** (File N10 SMFP) be received; and,
  2. That the Fee-In-Lieu Policy to fund Stormwater Management Retrofit projects described in the report be endorsed for use in the City of Brampton; and,
  3. That a reserve be established to deposit funds collected for Stormwater Management retrofit projects.

CARRIED

- J 2. Report by J. McMahon, Environmental Engineer, Planning, Design and Development, dated January 20, 2003, re: **STORMWATER MANAGEMENT FACILITY RETROFIT STUDY** (File N10 SMRS).

Mr. J. McMahon gave a slide presentation of Items of J1 and J2 together.

Discussion on this item is under Item J1.

- PDD018-2003 That the report by J. McMahon, Environmental Engineer, Planning, Design and Development, dated January 20, 2003, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **STORMWATER MANAGEMENT FACILITY RETROFIT STUDY** (File N10 SMRS) be received.

CARRIED

**K. MINUTES**

- K 1. **BRAMPTON HERITAGE BOARD - nil**

- K 2. **FLOWER CITY STRATEGY COMMITTEE - nil**

- \* K 3. **EDUCATION LIAISON COMMITTEE – JANUARY 9, 2003**

- PDD019-2003 That the **MINUTES OF THE EDUCATION LIAISON COMMITTEE OF JANUARY 9, 2003**, to the Planning, Design and Development Committee Meeting of January 20, 2003, Recommendations EL001 to EL007 be approved as amended to delete Recommendations EL005-2003 and EL006-2003 as they were dealt with by City Council at their Meeting of January 13, 2003 Resolution C012-2003 as follows:

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C012-2003      That the membership and mandate of the Education Liaison Committee, established pursuant to Recommendation PDD313-2002 – October 28, 2002, be amended as follows:

**Membership (17 total)**

- Chair of Community Services Committee
- Chair of Planning, Design and Development Committee
- 5 additional Members of Council
- a representative of the Brampton Library Board
- the Brampton Trustees of the four local school boards:
  - Dufferin-Peel Catholic District School Board
  - Peel District School Board
  - Conseil Scolaire de District du Centre Sud-Ouest (French Public)
  - Conseil Scolaire de District Catholique (French Catholic)

**Mandate**

To deal with all matters of mutual interest between the City of Brampton and the Dufferin-Peel Catholic District School Board, the Peel District School Board, the Conseil Scolaire de District du Centre Sud-Ouest (French Public), the Conseil Scolaire de District Catholique (French Catholic), and the Brampton Public Library; and,

That quorum for the Education Liaison Committee be set at 6, subject to 4 out of the 6 groups comprising the membership of the Committee being represented; and,

That if a matter pertains to a group that is not represented, that matter is deferred to the following meeting; and,

That the Education Liaison Committee meet on the second Thursday of each month at 4:00 p.m.; and,

That staff be directed to report back to the Education Liaison Committee with respect to a reporting structure for the Committee.

CARRIED

The recommendations were approved as follows:

EL001-2003      That the agenda of the Education Liaison Committee Meeting of January 9, 2003 be approved as printed and circulated.

EL002-2003      That the positions of Co-Chair and Co-Vice-Chair of the Education Liaison Committee for the term ending November 30, 2003 be filled as follows, as elected at the Education Liaison Committee Meeting of January 9, 2003:

**Co-Chairs:**      City Councillor S. Hames  
Trustee L. Zanella, Dufferin-Peel Catholic District School Board

**Co-Vice-Chairs:** City Councillor B. Cowie  
Trustee B. Ford, Peel District School Board

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- EL003-2003 That the correspondence from Ms. Adele Kostiak, Chief Executive Officer, Brampton Public Library, dated November 28, 2002, to the Education Liaison Committee Meeting of January 9, 2003, re: **BRAMPTON PUBLIC LIBRARY BOARD RESOLUTION #02-131 – APPOINTMENT OF MS. JANICE AWDE, BOARD MEMBER, TO THE EDUCATION LIAISON COMMITTEE** (File G26) be received.
- EL004-2003 That the correspondence from Mr. Jim Grieve, Director of Education, Peel District School Board, dated December 3, 2002, to the Education Liaison Committee Meeting of January 9, 2003, re: **PEEL DISTRICT SCHOOL BOARD APPOINTMENTS TO THE EDUCATION LIAISON COMMITTEE** (File G26) be received.
- EL005-2003 Deleted – Dealt with at City Council at their Meeting of January 13, 2003 Resolution C012-2003.
- Direction given:**  
**That staff provide a document to the Dufferin-Peel Catholic District School Board and the Peel District School Board prior to the Education Liaison Committee Meeting of February 13, 2003 outlining the issues that need to be addressed between the City of Brampton and their respective Boards.**
- EL006-2003 Deleted – Dealt with at City Council at their Meeting of January 13, 2003 Resolution C012-2003
- EL007-2003 That the Education Liaison Committee do now adjourn to meet again on Thursday, February 13, 2003, at 4:00 p.m., or at the call of the Chair.

CARRIED

**L. OTHER / NEW BUSINESS**

**L 1. MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION**

Interoffice memorandum from J. Marshall, Commissioner of Planning, Design and Development, to The Chairman and Members of the Planning, Design and Development Committee dated January 9, 2003, re: **HIGHWAY 410 EXTENSION**.

**DELETED FROM THE AGENDA UNDER RECOMMENDATION PDD012-2003.**

**M. REFERRED MATTERS**

- \* M 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- PDD020-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**N. CORRESPONDENCE**

- \* N 1. Correspondence from the Honourable Ernie Eves, Premier of Ontario, dated December 23, 2002, re: **REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD** (File G100N).

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PDD021-2003 That the correspondence from the Honourable Ernie Eves, Premier of Ontario, dated December 23, 2002, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD** (File G100N) addressed to the City Clerk expressing thanks for the report on the above noted subject be received.

CARRIED

\* N 2. Correspondence from the City of Mississauga, dated November 27, 2002, re: **FEDERAL ELECTORAL BOUNDARIES- RESOLUTION 315-2002 ADOPTED BY THE COUNCIL OF THE CORPORATION OF MISSISSAUGA.**

PDD022-2003 That the correspondence from the City of Mississauga dated November 27, 2002, to the Planning, Design and Development Committee Meeting of January 20, 2003, re: **FEDERAL ELECTORAL BOUNDARIES- RESOLUTION 315-2002 ADOPTED BY THE COUNCIL OF THE CORPORATION OF MISSISSAUGA** addressed to Mr. Will Fripp, Commission Secretary, Federal Electoral Boundaries Commission for Ontario requesting careful consideration by the Commission of the proposed federal boundaries review be received.

CARRIED

**O. QUESTION PERIOD - nil**

**P. PUBLIC QUESTION PERIOD – nil**

**Q. CLOSED SESSION**

Q 1. The receiving of advice that is subject to solicitor/client privilege, including Communication necessary for that purpose.

PDD023-2003 That the Planning Design and Development Committee move into Closed Session to receive advice that is subject to solicitor/client privilege, including Communication necessary for that purpose.

CARRIED

**R. ADJOURNMENT**

PDD024-2003 That this Planning, Design and Development Committee do now adjourn to meet again on Monday, February 3, 2003 at 7:00 p.m.

CARRIED



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**FEBRUARY 3, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3 (arrived at 7:18 p.m.)  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor L. Bissell - Wards 1 and 5 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
B. Campbell, Director of Building and Chief Building Official  
D. Kraszewski, Manager of Development Services  
K. Ash, Manager of Development Services  
P. Snape, Manager of Development Services  
D. Waters, Manager of Land Use Policy  
N. Grady, Development Planner  
M. Gervais, Development Planner  
M. Innocente, Development Planner  
B. Steiger, Development Planner

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator



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The meeting was called to order at 7:12 p.m., and adjourned at 8:38 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

| <b>Item</b> | <b>Recommendation</b>  |
|-------------|--|
| <b>A.</b>   | <b>PDD025-2003 APPROVAL OF AGENDA</b>  |
| <b>B.</b>   | <b>CONFLICTS OF INTEREST</b>   |
| <b>C.</b>   | <b>CONSENT</b>   |
| <b>D1.</b>  | <b>PDD026-2003 INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST SIDE OF THE GORE ROAD AND NORTH OF EBENEZER ROAD – WARD 10 (File C10E7.7)</b>   |
| <b>D2.</b>  | <b>PDD027-2003 INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (KILMER PROPERTIES INC.) – NORTHEAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD, WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK – WARD 1 (File C2E9.8).</b> |
| <b>D3.</b>  | <b>PDD028-2003 INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TRINISON MANAGEMENT CORPORATION – WEST OF THE GORE ROAD ON THE NORTH SIDE OF THE FUTURE “BRAM EAST CORRIDOR” – WARD 10 (File C9E8.10).</b>  |
| <b>D4.</b>  | <b>PDD029-2003 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGHSRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10 (File C8E10.3)</b>   |
| <b>D5.</b>  | <b>PDD030-2003 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTHEAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT – WARD 10 (File C7E1.14)</b>   |
| <b>D6.</b>  | <b>PDD031-2003 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD, EAST OF WEST DRIVE, WEST OF DIXIE ROAD – WARD 8 (File C3E2.3).</b>  |
| <b>D7.</b>  | <b>PDD032-2003 INFORMATION REPORT – AIRPORT OPERATING AREA POLICIES (File P40 LE)</b>  |
| <b>E1.</b>  | <b>PDD033-2003 WITHDRAWAL OF APPEAL OF THE COMMITTEE OF ADJUSTMENT’S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4 (A188/01 and A239/01) (See Item G1).</b>   |

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**F. DEVELOPMENT TEAM REPORTS**

**G1. PDD033-2003 WITHDRAWAL OF APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4 (A188/01 and A239/01) (See Delegation E1)**

**H1. PDD034-2003 STATUS REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75 CE)**

**H2. PDD035-2003 RECOMMENDATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES (File G70 MU)**

**I. PDD036-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2002 (File B11)**

**J. PDD037-2003 BRAMPTON PERFORMING ARTS CENTRE – URBAN DESIGN STUDY (File B-60)**

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

**L1. PDD038-2003 BRAMPTON HERITAGE BOARD – JANUARY 21, 2003**

**M. OTHER/NEW BUSINESS**

**N1. PDD039-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

**O. DEFERRED MATTERS**

**P. CORRESPONDENCE**

**Q. QUESTION PERIOD**

**R. PUBLIC QUESTION PERIOD**

**S. PDD040-2003 ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF THE AGENDA**

PDD025-2003 That the agenda for the Planning, Design and Development Committee Meeting dated February 3, 2003, be approved as printed and circulated.

CARRIED

**B. CONFLICTS OF INTEREST**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(H1, H2, L1, N1)

**D. PUBLIC MEETING REPORTS**

- D 1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 13, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST SIDE OF THE GORE ROAD AND NORTH OF EBENEZER ROAD – WARD 10** (File C10E7.7).

Mr. Sukhpreet Kainth, 80 Eastbrook Way, Brampton, raised concerns with respect to the location of the school within the proposed plan of subdivision and advised that the school site as initially advertised by the sales office has been relocated. He also advised that the lot his family purchased was considered to be a premium lot based on the location of the school.

- PDD026-2003 1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 13, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST SIDE OF THE GORE ROAD AND NORTH OF EBENEZER ROAD – WARD 10** (File C10E7.7) be received; and
2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated January 16, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (KILMER PROPERTIES INC.) – NORTHEAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD, WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK – WARD 1** (File C2E9.8).

Members of the public present requested a presentation of the proposed development.

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Mr. Neal Grady, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Lawrence Cowie, 50 Wikander Way, Brampton, questioned what the zoning designation of lots located on the east side of Wikander Way and abutting the west side of the proposed Kilmer development. Staff responded that the lands in question are designated for future residential and are located outside the boundary west of the proposed development and are not part of the Kilmer proposal.

Mr. Scott Beffort, 13 Nordique Place, Brampton, raised concerns regarding the impact of the proposed development on the homes on the Kaneff/Graham draft approved plan located north of the proposal. He was of the opinion that any additional residential growth in the area would create more traffic congestion.

Mr. Rick Christoff, 26 Stephenson Court, Brampton, questioned what measures the City would be taking to ensure that proposed single family homes would be used for that purpose. He also raised concerns with respect to the demand for services that is created by additional residential growth and questioned why further residential development was being considered when it was obvious that the City was unable to meet the demand for services that already exists.

- PDD027-2003
1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated January 16, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (KILMER PROPERTIES INC.) – NORTHEAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD, WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK – WARD 1** (File C2E9.8) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated January 16, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TRINISON MANAGEMENT CORPORATION – WEST OF THE GORE ROAD ON THE NORTH SIDE OF THE FUTURE “BRAM EAST CORRIDOR” – WARD 10** (File C9E8.10).

Members of the public present requested a presentation of the proposed development but did not wish to address Committee.

Ms. Bernie Steiger, Development Planner, gave a presentation and outlined details of the proposal.

- PDD028-2003
1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated January 16, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TRINISON MANAGEMENT CORPORATION – WEST OF THE GORE ROAD ON THE NORTH SIDE OF THE FUTURE “BRAM EAST CORRIDOR” – WARD 10** (File C9E8.10) be received; and,

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated January 16, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGSPRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10** (File C8E10.3).

No members of the public addressed Committee regarding this item.

- PDD029-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated January 16, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGSPRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10** (File C8E10.3) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 5. Report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated January 14, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTHEAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT – WARD 10** (File C7E1.14).

Members of the public present requested a presentation of the proposed development.

Ms. Michelle Innocente, gave a presentation and outlined details of the proposal.

Mr. David McKay, 545 North Rivermede Road, Concord, on behalf of 376082 BC Limited (Locher Evers International) located at 30 Midair Court and are the landowners to the south of the proposed development, raised concerns with respect to traffic impact that would be created if approval is given for a highway commercial designation in the middle of an industrial area. He also questioned whether any traffic studies were conducted with respect to this. He was of the opinion that there could be potential environmental and safety concerns resulting from the proposed uses for the site and urged that staff also consider zoning setbacks and landscaping issues between the adjoining properties before approval.

Mr. Michael Kovorevic, Goodman and Carr, 200 King Street West, Toronto, on behalf of Gama Dynacare Medical Laboratories, which is a medical laboratory facility located at 115 Midair Court. He indicated that he does not support the proposed use of the property as a truck refueling depot because of the negative impact that it would have on his client's business. He is of the

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opinion that the use is not justified and because it would be mostly truck traffic, there is a potential for reduced visibility for employees and visitors coming in and out of the location.

- PDD030-2003
1. That the report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated January 14, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTHEAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT – WARD 10** (File C7E1.14) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 6. Report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated January 14, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD, EAST OF WEST DRIVE, WEST OF DIXIE ROAD – WARD 8** (File C3E2.3).

No members of the public addressed Committee regarding this item.

- PDD031-2003
1. That the report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated January 14, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD, EAST OF WEST DRIVE, WEST OF DIXIE ROAD – WARD 8** (File C3E2.3) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 7. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated January 16, 2003, re: **INFORMATION REPORT – AIRPORT OPERATING AREA POLICIES** (File P40 LE).

Members of the public present requested a presentation of the proposal.

Mr. David Waters, Manager of Land Use Policy, gave a presentation and outlined details of the proposal and highlighted the five properties that are classified as a sensitive land use within the Airport Operating Area. He advised that the fifth land use, the Al Iman School at 253 Summerlea Drive, would be prohibited when the current minor variance expires in 2004.

Ms. Mariam Ali, President of Al Iman School, submitted correspondence to Members of the Committee, which included a letter dated January 29, 2003 from Mr. Raminder Gill, M.P.P. Bramalea-Gore-Malton- Springdale to Mr. David Waters, and a fax transmittal from Mr. D.R.

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Crawford, landlord of 253 Summerlea Drive, to Mr. John Marshall, Commissioner of Planning, Design and Development, both of which do not support the City's decision to prohibit the continued operation of the school. Ms. Ali provided background information on the school and outlined some of the reasons why the present location is the most suitable for the operation of the school. She advised that the school is a small charitable organization and relocation would be expensive and create severe financial loss. She was of the opinion that the Al Iman School was being treated unfairly as there are other similar schools operating within the Airport Operating Area.

Mr. Mike Martins, 44 Pertosa Drive, 44 Pertosa Drive, student at the Al Iman School, indicated that he does not support the proposal and suggested that staff reassess the proposal and consider its impact on the community before any final decisions are made.

Mr. Ike Rahemtulla, 7 Dayspring Circle, Brampton, City of Brampton Resident Member on the Greater Toronto Airports Authority Noise Management Committee, suggested that consultation between the City and the Greater Toronto Airport Authority (GTAA) is necessary before the approval process of the proposed official plan and zoning by-law amendments within the Airport Operating Area.

Staff clarified issues with respect to the uses that are allowed within the Airport Operating Area.

- PDD032-2003
1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated January 16, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – AIRPORT OPERATING AREA POLICIES** (File P40 LE) be received; and,
  2. That the correspondence from Ms. Mariam Ali, President of Al Iman School, which included a letter dated January 29, 2003 from Mr. Raminder Gill, M.P.P. Bramalea-Gore-Malton-Springdale, and a fax transmittal dated January 29, 2003, from Mr. D.R. Crawford, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **INFORMATION REPORT – AIRPORT OPERATING AREA POLICIES** be received; and,
  3. That pursuant to the results of the public meeting and the input received from the circulation of the proposed official plan and zoning by-law requirements, staff be directed to prepare a follow-up report to Planning, Design and Development Committee setting out any supplemental information and a final recommendation.

CARRIED

**E. DELEGATIONS**

- E 1. Mr. Neil Davis, Davis Webb Schulze & Moon, letter dated January 22, 2003, re: **WITHDRAWAL OF APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4** (A188/01 and A239/01 (See Item G1).

Mr. Neil Davis, Davis Webb Schulze & Moon, on behalf of the applicant provided background information on the minor variance applications for the Temple at McLaughlin Road and Curlew Drive, municipally known as 62 and 64 Timberlane Drive. He indicated that he supports staff's recommendation to withdraw the appeal of the Committee of Adjustment's approval of the applications. He advised that every effort would be made by the applicant to provide the necessary additional parking required and noted that already arrangements have been made with Sheridan College to use the parking lots at the college.

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Committee discussion took place with respect to parking requirements for all church services and inquired whether staff is addressing this situation.

Staff responded that the matter would be addressed in the secondary plan process.

Item G1 was brought forward and dealt with at this time.

The following motion was considered.

- PDD033-2003
1. That the delegation of Mr. Neil Davis, Davis Webb Schulze & Moon, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **WITHDRAWAL OF APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4** (A188/01 and A239/01) be received; and,
  2. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated January 28, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4** (A188/01 and A239/01) be received; and,
  3. That City Council authorize the withdrawal of the outstanding appeals of the Committee of Adjustment's decisions to approve Minor Variance Applications A188/01 and A239/01, and direct staff to take the necessary steps to have the appeals withdrawn.

CARRIED

**F. DEVELOPMENT TEAM REPORTS - nil**

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- G 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated January 28, 2003, re: **WITHDRAWAL OF APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATIONS A188/01 AND A239/01 – HYDRO ONE AND NANAKSAR SATSANG ONTARIO INC. – 62 AND 64 TIMBERLANE DRIVE –WARD 4** (A188/01 and A239/01) (See Delegation E1)

**DEALT WITH UNDER DELEGATION E1, RECOMMENDATION PDD033-2003**

**H. POLICY PLANNING REPORTS**

- \* H 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated January 16, 2003, re: **STATUS REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

- PDD034-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated January 16, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **STATUS REPORT – REQUEST TO**



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**AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That a public meeting be held on March 3, 2003, with respect to the proposed extension of the Façade Improvement Program in Downtown Brampton in accordance with City Council procedures and that the method of notification be limited to a newspaper advertisement placed in the Brampton Guardian; and,
3. That staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

CARRIED

- \* H 2. Report from O. Izirein, Policy Planner, Planning, Design and Development, dated January 13, 2003, re: **RECOMMENDATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES** (File G70 MU).

- PDD035-2003
1. That the report from O. Izirein, Policy Planner, Planning, Design and Development, dated January 13, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **RECOMMENDATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES** (File G70 MU) be received; and,
  2. That the draft Official Plan Amendment attached to the staff Report as Appendix A, prepared on the basis of the Multi-use Task Force’s Recommendation Report dated October 7, 2002 be presented for adoption at the next meeting of Council.

CARRIED

**I. BUILDING AND ZONING REPORTS**

- I 1. Report from B. Campbell, Director of Building and Chief Building Official, dated January 21, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2002** (File B11).

Ms. Brenda Campbell circulated a report entitled “Year End Report – 2002 Building Permit Activity” and gave a presentation which included the following highlights:

- 2002 Building Permit Activity
- Top ten builders
- 2002 new residential sales offices
- Industrial, commercial and institutional construction activity
- 10 Year activity comparison residential, industrial and commercial comparison value
- “25 + 2” Year residential activity profile

Discussion took place with respect to the increase in building permit activity and staff responded to comments and questions from Committee.

Committee expressed their thanks to staff, and indicated that they are pleased with the comprehensiveness of the report.

- PDD036-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, dated January 21, 2003, to the Planning, Design and Development Committee Meeting of

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February 3, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2002** (File B11) be received; and,

2. That the report from by B. Campbell, Director of Building and Chief Building Official, to the Planning, Design and Development Committee Meeting of February 3, 2003, entitled “**YEAR END REPORT – 2002 BUILDING PERMIT ACTIVITY**” be received.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- J 1. Report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated January 20, 2003, re: **BRAMPTON PERFORMING ARTS CENTRE – URBAN DESIGN STUDY** (File B-60).

Discussion took place with respect to the upgrading of properties and costs related to the Urban Design Study for the areas surrounding the Brampton Performing Arts Centre. Staff responded to comments and questions from Committee.

- PDD037-2003
1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated January 20, 2003, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **BRAMPTON PERFORMING ARTS CENTRE – URBAN DESIGN STUDY** (File B-60) be received; and,
  2. That the Terms of Reference of the Urban Design Study attached to the report and related to the area surrounding the Brampton Performing Arts Centre be endorsed and staff be directed to proceed with the Conceptual Phase;
  3. That approval be given to hiring Page + Steele Architects as Consultants for the Urban Design Study for the Brampton Performing Arts Centre; and,
  4. That funding for this work be made available from approved capital project #996800 – Brampton Performing Arts Centre in the amount of \$95, 876.00 (plus applicable taxes).

CARRIED

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**L. MINUTES**

**L 1. BRAMPTON HERITAGE BOARD – JANUARY 21, 2003**

- PDD038-2003 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JANUARY 21, 2003**, to the Planning, Design and Development Committee Meeting of February 3, 2003, Recommendations HB001-2003 to HB031-2003, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

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HB001-2003      That the agenda for the Brampton Heritage Board Meeting of January 21, 2003 be approved, as amended, as follows:

To delete E2-2. Mr. Malcolm Kirk, Project Manager, Planmac Inc. (Consulting Engineers and Planners); and,

To add:

- G7-1.    Application from Kirk Robertson, 82 Cobblestone Court, "Elliott Place"
- 2.       Application from Mr. Larry Gibson for Rosalea Park;

- G11-1.   Memorandum from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated January 21, 2003, re: **PROPERTY TAX REBATE FOR "ELIGIBLE" HERITAGE PROPERTIES** (File G33);

Additional information to Item K1:

Extract from "Built Heritage News #9", dated January 13, 2003;

- K 5.      **PROPOSED FUTURE AGENDA ITEMS** (File G33);

- K6.      Verbal report from Regional Councillor S. DiMarco, Wards 3 and 4, re: **CITY OF BRAMPTON PURCHASE OF "ALDER LEA" – FORMER KENNETH CHISHOLM ESTATE – 40 ELIZABETH STREET SOUTH – WARD 4** (File G33);

- K7.      Discussion re: **THE DOMINION BUILDING – 8 QUEEN STREET EAST – WARD 5** (File G33); and,

- K 8.      Discussion re: **CREDITS PROVIDED UNDER THE DEVELOPMENT CHARGES ACT** (File G33).

HB002-2003      That the Minutes of the Brampton Heritage Board Meeting of November 19, 2002, to the Brampton Heritage Board Meeting of January 21, 2003, be received.

HB003-2003      That the delegation of Ms. Alyson Hazlett, Member, Friends of Claireville, to the Brampton Heritage Board Meeting of January 21, 2003, re: **PRESERVATION OF MCVEAN BARN – MC VEAN DRIVE NORTH OF HIGHWAY #7 – WARD 10** (File G33) be received.

**Direction was given:**

- **That staff review the issue of heavy vehicle use of the Heritage Bridge on Creditview Road north of Steeles, including consideration to making the bridge a one-lane road, restricting heavy vehicles completely or installing barricades to restrict vehicles by height and/or width.**

HB004-2003      That the delegation of Mr. Bob Maksymec, Principal, Planmac Inc. (Consulting Engineers and Planners), to the Brampton Heritage Board Meeting of January 21, 2003, re: **ALTERATIONS TO THE HERITAGE BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE – WARD 6** (File G33) be received; and,

That the presentation by Mr. John Brophy, Director of Maintenance and Operations, Works and Transportation, to the Brampton Heritage Board Meeting of January 21, 2003, re: **ALTERATIONS TO THE HERITAGE BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE – WARD 6** (File G33) be received; and,

That the Brampton Heritage Board extends thanks to Mr. Maksymec, Mr. Brophy, Mr. Brad Conklin, Manager of Roads and Operations, Works and Transportation, and Mr. Bill Guy, Senior

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Operations Technician, Roads and Operations, Works and Transportation, for their assistance with this project and their detail to design; and,

That the Brampton Heritage Board requests that further investigation of Options 2 and 3, outlined in the aforementioned presentation, be undertaken by staff of the Urban Design Section of the Planning, Design and Development Department and their recommendations be reported back to the Brampton Heritage Board, in conjunction with staff of the Works and Transportation Department; and,

That any alterations to the bridge be made in such a way as to ensure the original structure is distinct from the new work.

- HB005-2003      That the delegation of Mr. Andrew DeGroot, Rosedale Avenue, Brampton, to the Brampton Heritage Board Meeting of January 21, 2003, re: **PROPOSED DISTRICT DESIGNATION – “WASHINGTON BLOCK”** (File G33) be received.
- HB006-2003      That the report prepared for Whispering Willow Land Development Inc. by Unterman PcPhail Associates, Heritage Resource Management Consultants, dated December 2002, to the Brampton Heritage Board Meeting of January 21, 2003, re: **CULTURAL RESOURCE DOCUMENTATION REPORT – 10481 BRAMALEA ROAD – WARD 10** (File G33) be received.
- HB007-2003      That the Brampton Heritage Board recommends that heritage designation of the Alexander Hutton Farmhouse (“Bonnie Braes”), 8675 Creditview Road, be accelerated; as considered at the Brampton Heritage Board Meeting of January 21, 2003; and,
- That a staff report recommending designation of the aforementioned farmhouse, and the cultural landscape (tree lines, outbuildings) if appropriate, go forward to the Planning, Design and Development Committee as soon as possible.
- HB008-2003      That the memorandum from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated January 7, 2003, to the Brampton Heritage Board Meeting of January 21, 2003, re: **MATTHEW HARRISON HOMESTEAD – 9749 THE GORE ROAD – WARD 10** (File G33) be received; and
- That the Brampton Heritage Board requests that the developer provide a heritage impact assessment to document and provide recommendations regarding the preservation of the heritage resources on this site.
- HB009-2003      That the Brampton Heritage Board requests that Metrus Developments Inc. – Casa North Investments Inc. – Neighbourhood 1001 have a heritage impact assessment prepared for the properties located at 10801 and 11825 Torbram Road and that consideration be given to preserving at least one of the two properties, as considered at the Brampton Heritage Board Meeting of January 21, 2003.
- HB010-2003      That the Brampton Heritage Board requests that the developer of the property on which Snelgrove Baptist Church is located at 12061 Hurontario Street give consideration to the importance of this heritage resource in the redevelopment of the property, and makes every effort to preserve and restore the Church as part of the redevelopment, as considered at the Brampton Heritage Board Meeting of January 21, 2003.
- HB011-2003      That the Brampton Heritage Board supports the Committee of Adjustment decision, and the recommendation in the staff report to the Committee of Adjustment, to refuse the application for commercial uses on the property located 133A Main Street South because of the impact such uses

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would have on neighbouring heritage resources, as considered at the Brampton Heritage Board Meeting of January 21, 2003.

HB012-2003 That the Brampton Heritage Board recommends that all City-owned properties on the City of Brampton Inventory of Heritage Resources be designated, as considered at the Brampton Heritage Board Meeting of January 21, 2003.

HB013-2003 That the application from Mr. Kirk Robertson, 82 Cobblestone Court, under the Brampton Heritage Board's Historic Plaque Program, be approved, as considered at the Brampton Heritage Board Meeting of January 21, 2003.

HB014-2003 That the application from Mr. Larry Gibson to purchase a plaque for Rosalea Park under the Brampton Heritage Board's Historic Plaque Program, to the Brampton Heritage Board Meeting of January 21, 2003, be received; and,

That Mr. Gibson's cheque be returned to him and he be advised that other avenues are being pursued with respect to an historical monument for Rosalea Park; and,

That Mr. Gibson be thanked for his research information on the historical significance of Rosalea Park and for his interest in pursuing historical recognition for the park.

HB015-2003 That the Brampton Heritage Board participate in the Doors Open Brampton Program for 2003 and that payment in the amount of \$250.00 to cover the Board's registration fee be approved.

HB016-2003 That the **MINUTES OF THE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF NOVEMBER 5, 2002**, to the Brampton Heritage Board Meeting of January 21, 2003, be received.

HB017-2003 That the memorandum from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated January 21, 2003, to the Brampton Heritage Board Meeting of January 21, 2003, re: **PROPERTY TAX REBATE FOR "ELIGIBLE" HERITAGE PROPERTIES** (File G33) be received; and,

That the Brampton Heritage Board endorses a Property Tax Rebate Program for Eligible Heritage Properties, as outlined in the aforementioned memorandum, and encourages its implementation.

HB018-2003 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF SEPTEMBER 25, 2002**, to the Brampton Heritage Board Meeting of January 21, 2003, be received; and,

That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF NOVEMBER 12, 2002**, to the Brampton Heritage Board Meeting of January 21, 2003, be received; and,

That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF DECEMBER 9, 2002**, to the Brampton Heritage Board Meeting of January 21, 2003, be received; and,

That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF JANUARY 13, 2003**, to the Brampton Heritage Board Meeting of January 21, 2003, be received; and,

That the recommendation in the Churchville Heritage Committee Minutes of January 21, 2003 pertaining to the Committee's membership be **referred** back to the Churchville Heritage Committee for consideration of the overall membership on the Committee.

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- HB019-2003      That the correspondence from Ms. Maureen Couse, Curatorial Assistant, Peel Heritage Complex, dated November 22, 2002, to the Brampton Heritage Board Meeting of January 21, 2003, re: **INVITATION TO PARTICIPATE IN ANNUAL HERITAGE DAY CELEBRATIONS – PEEL HERITAGE COMPLEX – SUNDAY, FEBRUARY 16, 2003, 12:00 NOON TO 4:00 P.M.** (File G33) be received; and.
- That the Brampton Heritage Board participates in the annual Heritage Day Celebrations taking place at the Peel Heritage Complex on Sunday, February 16, 2003.
- HB020-2003      That the correspondence from Ms. Lorrie Pella, Director (A), Heritage and Libraries Branch, Ontario Ministry of Culture, dated January 6, 2003, to the Brampton Heritage Board Meeting of January 21, 2003, re: **HERITAGE WEEK – FEBRUARY 17-23, 2003 – PROMOTION OF EVENTS ON MINISTRY OF CULTURE’S WEBSITE** (File G33) be received.
- HB021-2003      That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ontario Ministry of Culture, dated January 13, 2003, to the Brampton Heritage Board Meeting of January 21, 2003, re: **WEBSITE ADDRESS FOR CONSOLIDATED VERSION OF ONTARIO HERITAGE ACT** (File G33) be received.
- HB022-2003      That the correspondence from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of January 21, 2003, re: **RENEWAL NOTICE – BRAMPTON HERITAGE BOARD MEMBERSHIP IN COMMUNITY HERITAGE ONTARIO** (File G33) be received; and,
- That the Brampton Heritage Board’s membership in Community Heritage Ontario be renewed, for a total annual cost of \$75.00, to include six additional copies of CHOnews.
- HB023-2003      That the copy of correspondence from Ms. Ann Gillespie, Gillespie-Kramer Heritage Consulting, to D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated November 8, 2002, to the Brampton Heritage Board Meeting of January 21, 2003, re: **HERITAGE CONSULTING SERVICES** (File G33) be received.
- HB024-2003      That the correspondence from Mr. Allan Bousfield, Historic Lumber, dated November 27, 2002, to the Brampton Heritage Board Meeting of January 21, 2003, re: **HISTORIC LUMBER – COMPANY INFORMATION** (File G33) be received.
- HB025-2003      That the **DECEMBER 2002 DISCUSSION GUIDE ON THE ONTARIO HERITAGE ACT ISSUED BY THE ONTARIO MINISTRY OF CULTURE** (File G33), to the Brampton Heritage Board Meeting of January 21, 2003, be received.
- HB026-2003      That the Toronto Star article, dated January 4, 2003, to the Brampton Heritage Board Meeting of January 21, 2003, entitled: **“CASTLES OF COUNTRY CANADA CREAK IN THE WIND – NEGLECT IS THREATENING HISTORIC BARNs”** (File G33) be received.
- HB027-2003      That the Fall 2002 edition of **“ACORN”**, a journal of the Architectural Conservancy of Ontario (File G33), to the Brampton Heritage Board Meeting of January 21, 2003, be received.
- HB028-2003      That the article from the November/December 2002 issue of **FORUM**, a publication of the Federation of Canadian Municipalities, to the Brampton Heritage Board Meeting of January 21, 2003, entitled: **“WHAT IS OLD IS NEW AGAIN – HERITAGE PROJECTS ARE BREATHING NEW LIFE INTO OLD TOWNS AND CITIES”** (File G33) be received.

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HB029-2003 That the verbal report from Regional Councillor S. DiMarco, Wards 3 and 4, to the Brampton Heritage Board Meeting of January 21, 2003, re: **CITY OF BRAMPTON PURCHASE OF “ALDER LEA” – FORMER KENNETH CHISHOLM ESTATE – 40 ELIZABETH STREET SOUTH – WARD 4** (File G33) be received; and,

That the Brampton Heritage Board congratulates and thanks City Council and staff for their efforts in ensuring that one of Brampton’s important heritage resources is preserved; and,

That the Brampton Heritage Board recognizes Regional Councillor S. DiMarco for her efforts in the preservation of Alder Lea.

HB030-2003 That the Brampton Heritage Board requests that the City of Brampton investigate the possibility of withholding development charge credits for the demolition of properties on the City of Brampton Inventory of Heritage Resources or any other structures that have been identified in heritage impact statements, as considered at the Brampton Heritage Board Meeting of January 21, 2003.

HB031-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 18, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

**M. OTHER/NEW BUSINESS - nil**

**N. REFERRED MATTERS**

\* N 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD039-2003 That the list from the Clerk’s Office, to the Planning, Design and Development Committee Meeting of February 3, 2003, re: **REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

**O. DEFERRED MATTERS - nil**

**P. CORRESPONDENCE - nil**

**Q. QUESTION PERIOD - nil**

**R. PUBLIC QUESTION PERIOD – nil**

**S. ADJOURNMENT**

PDD040-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday February 17, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

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The meeting adjourned at 8:38 p.m., February 3, 2003.





# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**FEBRUARY 17, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
Regional Councillor L. Bissell – Wards 1 and 5 (arrived at 1:08 p.m.)  
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 1:08 p.m.)  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3 (arrived at 1:07 p.m.)  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzak – Ward 9 (arrived at 1:08 p.m.)  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

City Councillor E. Moore - Ward 1 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
B. Winterhalt, Associate Director of Planning Policy and Growth Management

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:05 p.m. and adjourned at 1:22 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

**A.          PDD041-2003      APPROVAL OF AGENDA**

**B.                      CONFLICTS OF INTEREST**

**C.                      CONSENT**

**D.                      DELEGATION**

**E 1.      PDD042-2003      RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – JELSON ENTERPRISES – EAST SIDE OF THE GORE ROAD – MIDWAY BETWEEN EBENEZER ROAD AND REGIONAL ROAD NO. 107 – WARD 10 (File C10E5.5)**

**E 2.      PDD043-2003      RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6 (File C3W15.1)**

**E 3.      PDD044-2003      RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 11037319 ONTARIO LIMITED – 57 MILL STREET NORTH - WARD 5 (File C1W6.64).**

**E 4.      PDD045-2003      STATUS REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHERS MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6 (File C3W15.2)**

**F.                      POLICY PLANNING REPORTS**

**G.                      COMMITTEE OF ADJUSTMENT REPORTS**

**H 1.      PDD046-2003      CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES (File P42C0)**

**H 2.      PDD047-2003      APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10 (File G33-LA)**

**H 3.      PDD048-2003      APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10 (File G33-LA)**

**I 1.      PDD049-2003      STATUS REPORT – 185 CLARK BOULEVARD TRANSIT FACILITY EXPANSION (PHASE 1) (File T21-EX)**

**I 2.      PDD050-2003      PARKLAND COMPENSATION – FLETCHER’S MEADOW COMMUNITY PARK (File C3W13.1)**

**J.                      ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

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- K 2.     PDD051-2003     FLOWER CITY STRATEGY COMMITTEE- MINUTES - FEBRUARY 4, 2003**
- L 1.     PDD052-2003     STATUS UPDATE – SPRINGDALE CAP/HIGHWAY 410 EXTENSION (File P26S-28)**
- L 2.     PDD053-2003     STATUS UPDATE – REPLACEMENT OF BELL MOBILITY TOWER AT QUEEN STREET AND HIGHWAY 410 (File SP01-88)**
- M 1.     PDD054-2003     LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- N 1.     PDD055-2003     JOINT RESOLUTION FROM COUNTY OF PERTH, CITY OF STRATFORD AND TOWN OF ST. MARYS – AFFORDABLE HOUSING FOR CANADIANS OF LIMITED MEANS – GOVERNMENT OF ONTARIO TO ASSUME % OF THE \$25,000 PER UNIT**
- N 2.     PDD056-2003     FEDERAL ELECTORAL BOUNDARIES – RESOLUTION W570-2002**
- O.                             QUESTION PERIOD**
- P.                             PUBLIC QUESTION PERIOD**
- Q.     PDD057-2003     CLOSED SESSION**
- R.     PDD058-2003     ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF AGENDA**

PDD041-2003 That the Agenda for the Planning, Design and Development Committee Meeting of February 17, 2003 be approved as printed and circulated:

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, E3, E4, H2, H3, I2, K2, L2, M1, N1, N2)

**D. DELEGATIONS**

**E. DEVELOPMENT TEAM REPORTS**

\* E 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated January 7, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – JELSON ENTERPRISES – EAST SIDE OF THE GORE ROAD – MIDWAY BETWEEN EBENEZER ROAD AND REGIONAL ROAD NO. 107 – WARD 10** (File C10E5.5).

- PDD042-2003
1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated January 7, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – JELSON ENTERPRISES – EAST SIDE OF THE GORE ROAD – MIDWAY BETWEEN EBENEZER ROAD AND REGIONAL ROAD NO. 107 – WARD 10** (File C10E5.5) be received; and,
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from the Region of Peel and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Ebenezer Group Landowner's Cost Sharing Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

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4. That prior to the issuance of draft plan approval, a detailed Functional Servicing Report satisfactory to the Toronto and Region Conservation Authority (TRCA) and the Director of Engineering and Development Services shall be submitted to the CVC and the City in support of the latest proposed draft plan dated May 4, 2001 for review and approval by the CVC and the City;
5. That prior to the issuance of draft plan approval, the proponent shall confirm to the satisfaction of the City that the subject lands are not impacted by the area of contamination identified in Schedule F of the Official Plan as being within the vicinity of the subject site or, if an impact is identified, an environmental assessment shall be undertaken to the satisfaction of the City to ensure that the integrity of the subject lands for development is maintained;
6. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
7. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law, subject to the following:
  1. The implementing zoning by-law shall zone the lands as follows:
    - (I). The site specific zoning by-law for the lands pertaining to Block 1 of the plan shall contain the following:
      - (a) the site shall be zoned with a site specific prestige industrial type zone designation and shall only be used for the following purposes:
        - (i) Industrial
          - (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop as a principal use and a motor vehicle body shop as a principal or accessory use;
          - (2) a printing establishment;
          - (3) a warehouse; and,
          - (4) a research and development facility;
        - (ii) Non-Industrial
          - (1) a radio or television broadcasting and transmission establishment; and,
          - (2) a hotel or motel;
          - (3) a restaurant;
          - (4) a home furnishings and improvement retail warehouse;
          - (5) a furniture and appliance store;
          - (6) a toy and sporting goods store;
          - (7) a grocery or specialty food store having a maximum gross commercial floor area of 600 square metres (6500 square feet);

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- (8) a motor vehicle or boat parts and accessories sales establishment;
  - (9) a motor vehicle or boat sales, rental, leasing or service establishment, but not including a motor vehicle body shop as a principal or accessory use;
  - (10) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop;
  - (11) a community club;
  - (12) a banquet hall;
  - (13) a recreational facility or structure;
  - (14) community service purposes permitted by an "Institutional Two (I2)" zone; and,
  - (15) only within 160 metres of The Gore Road:
    - (i) a retail establishment having no outside storage;
    - (ii) a food store having a gross commercial floor area of up to 929.9 square (10,000 square feet);
    - (iii) a service shop; and,
    - (iv) a pharmacy;
- (iii) Accessory
- (1) an associated educational use;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular industrial purpose, provided that the total gross commercial floor area of the retail outlet is not more than 25 percent of the total gross industrial floor area of the particular industrial use; and,
  - (4) purposes accessory to the other permitted uses.
- (b) the lands shall be subject to all requirements and restrictions as deemed appropriate by City staff, including the following:
- (1) a minimum development area of 0.65 hectares (1.6 acres) shall apply for all developments involving non-industrial uses listed under (a)(ii)(15) above; for all other purposes, a minimum development area of 0.8 hectares (2.0 acres) shall apply;

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- (II). The site specific zoning by-law for the lands pertaining to Block 2 of the plan shall contain the following:
- (a) the site shall be zoned with a site specific prestige industrial type zone designation and shall only be used for the following purposes:
- (i) Industrial
- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop as a principal use and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and,
- (4) a research and development facility;
- (ii) Non-Industrial
- (1) a radio or television broadcasting and transmission establishment; and,
- (2) a hotel or motel;
- (3) a restaurant;
- (4) a home furnishings and improvement retail warehouse;
- (5) a furniture and appliance store;
- (6) a toy and sporting goods store;
- (7) a grocery or specialty food store having a maximum gross commercial floor area of 600 square metres (6500 square feet);
- (8) a motor vehicle or boat parts and accessories sales establishment;
- (9) a motor vehicle or boat sales, rental, leasing or service establishment, but not including a motor vehicle body shop as a principal or accessory use;
- (10) only in conjunction with a motor sales, rental, leasing or service establishment, a motor vehicle repair shop;
- (11) a community club;
- (12) a banquet hall;
- (13) a recreational facility or structure; and,
- (14) community service purposes permitted by an "Institutional Two (I2)" zone;
- (iii) Accessory
- (1) an associated educational use;
- (2) an associated office;

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- (3) a retail outlet operated in connection with a particular industrial purpose, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
    - (4) purposes accessory to the other permitted uses.
  - (b) the lands shall be subject to all requirements and restrictions as deemed appropriate by City staff, including the imposition of a minimum development area of 1.0 hectare (2.5 acres) for all uses;
- 8. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - 1. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following;
    - (i) increasing the overall right-of-way width of Fogal Road (Street 'A') from 23.0 metres to 26.0 metres;
    - (ii) increasing the road right-of-way width at the throat of Fogal Road (i.e., where it intersects with The Gore Road) to 30.0 metres, which shall be extended easterly over a distance of 80.0 metres to accommodate vehicle storage, after which the right-of-way width shall taper over a distance of 100.0 metres to a width of 26.0 metres; and,
    - (iii) any and all red-line revisions to the plan that are necessary to ensure that a future local road may be established adjacent to the southerly boundary of the subject site on the abutting lands to the south, which shall intersect with The Gore Road at a point directly opposite the approved full-moves access to The Gore Road established under application C9E5.11 (Manorbay Estates Ltd.).
  - 2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Industrial Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, with the following conditions to be included:
    - (i) Prior to the issuance of site plan approval for any development within the subject lands, the applicant shall make the necessary arrangements for the completion of Fogal Road to its full width, from The Gore Road to the easterly boundary of the subject plan, including the daylighting triangle at the southeast corner of The Gore Road and Fogal Road; and,



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- (ii) Prior to the issuance of site plan approval for any development within the subject lands, the City's Director of Engineering and Development Services and the Toronto and Region Conservation Authority shall receive confirmation from a qualified professional engineer that the storm water management facility required to serve the subject site, which is to be located on abutting lands to the south, has been constructed and is operational in accordance with the approved plans.

CARRIED

- \* E 2. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated January 17, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.1).

- PDD043-2003
1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated January 17, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.1) be received; and,
  2. That prior to the issuance of draft plan approval, the Official Plan amendment shall be approved and in force;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  4. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  5. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis satisfactory to the Director of Planning and Land Development Services shall be submitted to the City in support of the latest proposed draft plan for review and approval by the City;
  6. That prior to the issuance of draft plan approval, a comprehensive block plan and a detailed Functional Servicing Study shall be prepared, to the satisfaction of the Director of Engineering and Development Services, with respect to the lands bounded by the TransCanada Pipeline corridor to the south, Wanless Drive to the north, Chinguacousy Road to the east, and Creditview Road to the west; in addition, a

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supplementary detailed analysis shall be undertaken examining the grading and servicing of the lands located on the north side of Wanless Drive, outside of the urban boundary;

7. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Credit Valley Conservation;
8. That prior to the issuance of draft plan approval, a Woodlot Report shall be prepared in coordination/consultation with Thorn Bush Developments Limited (Great Gulf Homes) and 841521 Ontario Limited (Mattamy Homes) and submitted for the designated woodlot edging Block 133 on the subject lands, to the satisfaction of the Director of Community Design, Parks Planning and Development;
9. That prior to the issuance of draft plan approval the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
10. That prior to the issuance of draft plan approval, City Council shall be advised by the road authorities having jurisdiction that satisfactory arrangements have been made to provide the necessary road network improvements to support development up to approximately 10,000 occupied units within the Fletcher's Meadow Secondary Planning Area, including the appropriately staged widenings of Bovaird Drive and Chinguacousy Road to achieve for Bovaird Drive an effective 6 lane capacity between Highway 410 and Lake Louise Drive, and for Chinguacousy Road, an effective 4 lane capacity between Bovaird Drive and Wanless Drive. The transportation network improvements required to serve this development level, including identification of any additional transportation improvement requirements (potentially including lane widenings, intersection improvements, signalization, auxiliary lanes, etc.) shall be confirmed by a district transportation impact study conducted with City involvement and based on City approved Terms of Reference;
11. That prior to the issuance of draft plan approval, the applicant shall provide detailed engineering drawings and cross-sections demonstrating, to the satisfaction of the Director of Engineering and Development Services and in accordance with Ontario Provincial specifications, that the gradient between Wanless Drive (as widened) and drainage channel Block 132 shall be sufficiently wide and level to not require the provision of a guardrail at this location; in this regard, any revisions to the plan and physical layout required to achieve this objective shall be accommodated;
12. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;

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14. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law;
15. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:
    - (i) any and all red-line revisions to the lotting fabric in proximity to the southerly limit of the subject plan that are necessary to ensure a seamless interface along the shared boundary between the subject lands and plan 21T-02014B abutting to the south;
    - (ii) any and all red-line revisions to the lotting fabric in proximity to Chinguacousy Road and Wanless Drive that are necessary to ensure that Lots 17, 18 and 122, and all potential future lots within Block 131 adjacent to Wanless Drive, are of sufficient depth/width to accommodate the noise barrier to be developed on these lots/blocks and still maintain the City's requirements for usable rear yard area;
    - (iii) the incorporation of a 15.0 metre by 15.0 metre daylighting triangle at the southwest corner of the intersection of Wanless Drive and Chinguacousy Road, together with a 1.0 metre wide landscape reserve along the outer limit of the daylighting triangle;
    - (iv) extending buffer Blocks 135 and 136 along the entire diagonal of the daylighting triangles at the southwest and southeast corners of the intersection of Street 'A' and Wanless Drive, respectively, to accommodate a 1.0 metre wide buffer for entry treatment purposes;
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

- \* E 3. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 20, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 11037319 ONTARIO LIMITED – 57 MILL STREET NORTH - WARD 5** (File C1W6.64).

- PDD044-2003 1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 20, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 11037319 ONTARIO LIMITED – 57 MILL STREET NORTH - WARD 5** (File C1W6.64).

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2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
- (1) The Downtown Brampton Secondary Plan be amended from “Medium High/High Density” to “Central Area Mixed Use” with specific policies to permit office and commercial uses. The specific policies will identify the maximum gross floor area of the building, the maximum gross floor area devoted to specific uses and parking requirements.
  - (2) The subject site be rezoned from Industrial One and Residential Apartment A Zone to a Service Commercial Zone with a special section, with the following provisions:
    - (a) shall only be used for the following purposes:
      - (1) a retail establishment;
      - (2) an office, excluding offices for medical, health care, dental practitioners, drugless practitioners office and a real estate office;
      - (3) a personal service shop;
      - (4) a bank, trust company or financial institution;
      - (5) a service shop;
      - (6) a dining room restaurant, convenience restaurant and a take out restaurant;
      - (7) a dry cleaning and laundry distribution station;
      - (8) a commercial school, technical or recreational school;
      - (9) a community club;
      - (10) a custom workshop;
      - (11) a recreational facility;
      - (12) storage warehouse related to office;
      - (13) purposes accessory to the other permitted purposes.
    - (b) Shall be subject to the following requirements and restrictions:
      - (1) Minimum Front Yard Depth: 3.0 metres
      - (2) Minimum Interior Side Yard Width: 3.0 metres, except where it abuts:
        - (1) a Residential or Institutional zone, the minimum

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interior side yard  
width shall be 5.0  
metres; and,

- (2) a rail line, in  
which case there  
is no minimum  
requirement.

- (3) a landscaped area having a minimum width of 3 metres  
shall be provided along Joseph Street, except at the  
approved access locations.
- (4) No storage shall be permitted outside a building;
- (5) the maximum gross floor area shall not exceed 4,459.2  
square metres;
- (6) the uses permitted by section (a) (1), (2) and (3) shall not  
exceed a maximum gross commercial floor area of 3,343  
square metres;
- (7) maximum gross floor area for a dining room restaurant, a  
convenience restaurant and a takeout restaurant shall not  
exceed 93 square metres;
- (8) a minimum of 98 parking spaces shall be provided on-site;
- (9) the parking requirement for office uses shall be provided at  
the rate of 1 space for every 44 square metres of gross floor  
area or portion thereof;
- (10) the parking requirement for the first 150.0 square metres of  
gross commercial floor area for the uses permitted in  
section (a) (1), (2), (3), (4), (5) and (7) shall be exempt and  
parking for the remaining gross commercial floor area shall  
be provided at a ratio of 1 parking space for each 20 square  
metres of gross floor area or portion thereof;
- (11) no parking shall be required for restaurants, including a  
dining room restaurant, convenience restaurant and a take-  
out restaurant;
- (12) drive-through facilities shall not be permitted.

- (c) shall be subject to requirements and restrictions relating to the  
Service Commercial zone which are not in conflict with the ones set  
out in section (b).

3. That development of the subject lands shall be subject to a site plan agreement that  
shall contain the following provisions:

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- (a) A site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
  - (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;
  - (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - (d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
  - (e) The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;
  - (f) The applicant shall construct a pre-cast concrete fence on the property abutting all residential uses;
  - (g) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
4. That Site Plan approval must be granted within three months from the date of the enactment of the zoning by-law.
5. That prior to the enactment of the amending zoning by-law, the Committee of Adjustment shall approve Consent Application (B06/03) for 63 Joseph Street.

CARRIED

- \* E 4. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated February 2003, re: **STATUS REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHERS MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (File C3W15.2).

- PDD045-2003
- 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated February 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **STATUS REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHERS MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (File C3W15.2) be received; and,
  - 2. That formal draft approval of proposed draft plans of subdivision 21T-02004B (Huntingwood Developments; City File: C2W15.6), 21T-02012B (1167 Wanless Limited; City File: C3W15.1), 21T-02014B (841521 Ontario Limited; City File: C3W15.2), 21T-02017B (Thorn Bush Developments Inc.; City File: C3W15.3) and 21T-03004B (Glenshore Investments Inc.; City File: C2W15.7) be withheld,

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notwithstanding the status of any applicable 'prior to' conditions related to the plans in question, on the basis that the growth management issues (and any specific growth management 'prior to' conditions) pertaining to these plans remain to be conclusively addressed, and that staff be directed to continue to collect information and report back to Planning, Design and Development Committee with a further report concerning the relevant growth management issues on March 17, 2003.

CARRIED

**F. POLICY PLANNING REPORTS - nil**

**G. COMMITTEE OF ADJUSTMENT REPORTS - nil**

**H. BUILDING AND ZONING REPORTS**

- H 1. Report from B. Lee, Associate Director of Special Projects, Planning, Design and Development, dated January 20, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES** (File P42C0).
- PDD046-2003
1. That the report from B. Lee, Associate Director of Special Projects, Planning, Design and Development, dated January 20, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES** (File P42C0) be received; and,
  2. That subject to the results of the public meeting, staff be authorized to take appropriate procedures to amend City Zoning By-laws with respect to residential zones.

CARRIED

- \* H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 4, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10** (File G33-LA).

- PDD047-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 4, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10** (File G33-LA) be received; and,
  2. That the application be approved subject to standard permit conditions.

CARRIED

- \* H 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 4, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10** (File G33-LA).

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- PDD048-2003     1.     That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 4, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH 6 RESIDENTIAL PROPERTIES – 9500 AND 9500A MCVEAN DRIVE – WARD 10** (File G33-LA) be received; and

2.     That the application be approved subject to standard permit conditions

CARRIED

**I.     COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- I 1.     Report from R. Brown, Manager of Indoor Construction, Community Services and J. Balbaa, Project Coordinator, Urban Design and Public Buildings, Planning, Design and Development, dated February 4, 2003, re: **STATUS REPORT – 185 CLARK BOULEVARD TRANSIT FACILITY EXPANSION (PHASE 1)** (File T21-EX).

- PDD049-2003     1.     That the report from R. Brown, Manager of Indoor Construction, Community Services and J. Balbaa, Project Coordinator, Urban Design and Public Buildings, Planning, Design and Development, dated February 4, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **STATUS REPORT – 185 CLARK BOULEVARD TRANSIT FACILITY EXPANSION (PHASE 1)** (File T21-EX) be received; and,

2.     That the Scope of Work Phase 1 and the proposed selection process for the Design-Builder for the project be approved; and,
3.     That staff be authorized to proceed with the Design-Build delivery method for the project.

CARRIED

- \*     I 2.     Report from G. Short, Manager of Parks and Facility Planning, and T. Buonpensiero, Coordinator of Special Projects, Planning, Design and Development, dated January 30, 2003, re: **PARKLAND COMPENSATION – FLETCHER'S MEADOW COMMUNITY PARK** (File C3W13.1).

- PDD050-2003     1.     That the report from G. Short, Manager of Parks and Facility Planning, and T. Buonpensiero, Coordinator of Special Projects, Planning, Design and Development, dated January 30, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **PARKLAND COMPENSATION – FLETCHER'S MEADOW COMMUNITY PARK** (File C3W13.1) be received; and,

2.     That subject to approval of the funds identified for land acquisitions related to the Chinguacousy and Sandalwood Recreation Centre within the 2003 Capital budget submission, Council direct staff to pay Hulme Developments Limited \$2,287, 027 for a parkland overdedication of 7.8863 acres; and,
3.     That this payment be funded from approved capital project #025770 – Chinguacousy /Sandalwood recreation facility and upon approval, from funds identified within the 2003 capital budget.

CARRIED



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**J.      ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**K.      MINUTES**

**K 1.      **BRAMPTON HERITAGE BOARD** - nil**

**\*      K 2.      **FLOWER CITY STRATEGY COMMITTEE – MINUTES -FEBRUARY 4, 2003****

PDD051-2003      That the **MINUTES OF THE FLOWER CITY STRATEGY COMMITTEE MEETING OF FEBRUARY 4, 2003**, to the Planning, Design and Development Committee Meeting of February 17, 2003, Recommendations FC001-2003 to FC008-2003, be approved as printed and circulated.

CARRIED

The recommendation were approved as follows:

FC001-2003      That the agenda for the Flower City Strategy Committee Meeting of February 4, 2003 be approved as amended to add:

Delegation

C1.      Mr. Ted Blowes, representative of Communities in Bloom and volunteer with the City of Stratford Communities in Bloom, re: **INFORMATION REPORT – COMMUNITIES IN BLOOM CONFERENCE** (File R15.FL) - and **RECOMMENDATION REPORT – COMMUNITIES IN BLOOM COMPETITION** (File R15.FL). (See Items D4 and D5).

- FC002-2003      1.      That the delegation of Mr. Ted Blowes, representative of Communities in Bloom and volunteer with the City of Stratford Communities in Bloom, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – COMMUNITIES IN BLOOM CONFERENCE** (File R15.FL) - and **RECOMMENDATION REPORT – COMMUNITIES IN BLOOM COMPETITION** (File R15.FL) be received; and,
2.      That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – COMMUNITIES IN BLOOM CONFERENCE** (File R15.FL) be received; and
3.      That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **RECOMMENDATION REPORT – COMMUNITIES IN BLOOM COMPETITION** (File R15.FL) be received; and,
4.      That staff be directed to register the City of Brampton in the 2003 provincial edition of the Communities in Bloom (CIB) competition prior to the March 31, 2003 registration deadline; and,
5.      That staff be directed to report to the Flower City Strategy Committee with a detailed action plan upon receipt of the Communities in Bloom information that is received upon registration; and

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6. That a working group be established for the Communities in Bloom competition to be held in the City of Stratford from September 23, 2003 to September 28, 2003 and include the following Members of the Flower City Strategy Committee:
- City Councillor J. Hutton – Ward 6
  - Regional Councillor G. Miles – Wards 7 and 11
  - City Councillor E. Moore – Ward 1, and
  - Appropriate members of staff.
- FC003-2003
1. That the report from G. Short, Manager of Parks and Facility Planning, and M. Hoy, Open Space Planner, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – HERITAGE GREENHOUSES** (File R15.FL) be received; and,
  2. That staff prepare a report that explores the potential of interpreting the heritage greenhouse sites as a downtown “Heritage Walk” and as part of the Pathway implementation initiative and report back to the Flower City strategy Committee.
  3. That staff consider the construction of raised boardwalks along river valleys and watercourses and report back to a future Flower City Strategy Committee meeting.
- FC004-2003
1. That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – COMMITTEES RELEVANT TO FLOWER CITY STRATEGY COMMITTEE** (File R15.FL) be received; and,
  2. That the Flower City Strategy Committee continue to operate as a sub-committee of Planning, Design and Development until the term ending December 2003.
- FC005-2003
1. That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – FLORAL CLOCK PROPOSAL** (File R15.FL) be received; and,
  2. That staff provide potential scenarios and locations for the proposal of the floral clock as a possible tourist attraction within the theme of the Flower City Strategy and report back to a future meeting of the Flower City Strategy Committee.
- FC006-2003
1. That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **PROGRESS REPORT – FLOWER CITY STRATEGY - ACTION PLAN** (File R15.FL) be received; and,
  2. That staff prepare a ‘communication plan’ and report back to the Flower City Strategy Committee; and,
  3. That staff prepare case studies of ‘themed cities’ and the key factors learned that are relevant to the City of Brampton and report back to the Flower City strategy Committee; and,

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4. That staff prepare case studies of ‘international and/or national design competitions’ and the key factors learned that are relevant to the City of Brampton and report back to Flower City Strategy Committee; and,
  5. That staff prepare a detailed action plan with anticipated costs, timing, and lead departments upon completion of the case studies for ‘themed cities’ and ‘design competitions’ and report back to the Flower City strategy Committee.
- FC007-2003
1. That the report from S. Bodrug, Landscape Architect, Open Space Design, and Construction, Planning, Design and Development, dated January 20, 2003, to the Flower City Strategy Committee Meeting of February 4, 2003, re: **INFORMATION REPORT – MCLOUGHLIN (FORMERLY JAMES STREET) AND MAPLE STREET PARKETTES - DOWNTOWN GATEWAY** (File R17.PA) be received; and,
  2. That the McLoughlin Parkette located at south west corner of Queen Street East and James Street, and the Maple Street Parkette located at the north west corner of Scott Street and Queen Street East be acknowledged as the eastern gateways into Brampton’s downtown core; and,
  3. That the recommendations of the Gateway Beautification Program be reviewed by the Urban Design/Design Architect Section and that staff prepare a terms of reference to retain a consultant to refine and detail the gateway concepts and prepare contract documents.
- FC008-2003
- That the Flower City Strategy Committee do now adjourn to meet again on Tuesday, March 4, 2003 at 9:30 a.m.

CARRIED

**K 3. EDUCATION LIAISON COMMITTEE - nil**

**L. OTHER / NEW BUSINESS**

**L 1. MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION**

- L 1.1 Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development, dated February 10, 2003, re: **STATUS UPDATE – SPRINGDALE CAP/HIGHWAY 410 EXTENSION** (File P26S-28).

Discussion took place with respect to the following:

- The need for Highway 410 extension to serve traffic from new developments in the Airport/Torbram Road areas
- The status of design work for the extensions of Sandalwood Parkway and Highway 410
- The availability of capacity allocation in exchange for right-of-way lands

Staff responded to the issues raised by Committee.

- PDD052-2003
1. That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **STATUS UPDATE – SPRINGDALE CAP/HIGHWAY 410 EXTENSION** (File P26S-28) be received; and

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2. That staff continue:
  - a. to facilitate the finalization of the right-of-way agreement between Chinguacousy Farms and MTO and to make every effort to expedite the construction of the Sandalwood Parkway extension between Heart Lake Road and Great Lakes Drive in 2003, along with associated improvements to the Heart Lake Road/Sandalwood Parkway intersection;
  - b. to provide advice/guidance to planners for Senator Homes, and other applicants in Springdale, in their efforts to address other outstanding issues associated with their applications; and
  - c. to encourage and support MTO's efforts to acquire the necessary properties for the Highway 410 extension.

CARRIED

- \* L 2. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated January 30, 2003, re: **STATUS UPDATE – REPLACEMENT OF BELL MOBILITY TOWER AT QUEEN STREET AND HIGHWAY 410** (File SP01-88).

PDD053-2003. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated January 30, 2003, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **STATUS UPDATE – REPLACEMENT OF BELL MOBILITY TOWER AT QUEEN STREET AND HIGHWAY 410** (File SP01-88) be received.

CARRIED

**M. REFERRED MATTERS**

- \* M 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD054-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**N. CORRESPONDENCE**

- \* N 1. Correspondence from County of Perth, City of Stratford and Town of St. Marys, re: **JOINT RESOLUTION FROM COUNTY OF PERTH, CITY OF STRATFORD AND TOWN OF ST. MARYS – AFFORDABLE HOUSING FOR CANADIANS OF LIMITED MEANS – GOVERNMENT OF ONTARIO TO ASSUME % OF THE \$25,000 PER UNIT.**

PDD055-2003 That the correspondence from County of Perth, City of Stratford and Town of St. Marys, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **JOINT RESOLUTION FROM COUNTY OF PERTH, CITY OF STRATFORD AND TOWN OF ST. MARYS – AFFORDABLE HOUSING FOR CANADIANS OF LIMITED MEANS – GOVERNMENT OF ONTARIO TO ASSUME % OF THE \$25,000 PER UNIT** be received.

CARRIED

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- \* N 2. Correspondence from The Town Caledon dated December 10, 2002, to Mr. Will Fripp, Commission Secretary, re: **FEDERAL ELECTORAL BOUNDARIES – RESOLUTION W570-2002**.

PDD056-2003 That the correspondence from The Town Caledon dated December 10, 2002, to Mr. Will Fripp, Commission Secretary, to the Planning, Design and Development Committee Meeting of February 17, 2003, re: **FEDERAL ELECTORAL BOUNDARIES – RESOLUTION W570-2002** be received

CARRIED

**O. QUESTION PERIOD**

City Councillor Linda Jeffrey made reference to a previous meeting with respect to discussion on the minimum standards for wide shallow lots in proposed plans of subdivisions. Staff responded that a report will be coming back outlining the guidelines for wide shallow lots.

**P. PUBLIC QUESTION PERIOD – nil**

**Q. CLOSED SESSION**

- Q 1. A proposed or pending acquisition or disposition of land by the municipality or local board

Committee did not move into Closed Session to consider the matters which had been included on the agenda, but acknowledged the information in open session.

The following recommendation was passed pursuant to Closed Session:

- PDD057-2003
1. That staff prepare a by-law for the February 24, 2003 City Council meeting to authorize the Mayor and Clerk to execute an Agreement to Lease with Erinoak re The Children's Village Project – City owned lands at the southwest corner of McLaughlin Road/Queen Street West; and further
  2. That as required by the new Municipal Act, a public notice be prepared in the Wednesday, February 19, 2003 edition on the Brampton Guardian.

CARRIED

**R. ADJOURNMENT**

PDD058-2003 That this Planning, Design and Development Committee do now adjourn to meet again on Monday, March 3, 2003 at 7:00 p.m.

CARRIED



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**MARCH 3, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
 Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
  
 Regional Councillor L. Bissell - Wards 1 and 5  
 Regional Councillor G. Miles – Wards 7 and 11  
 City Councillor E. Moore – Ward 1  
 City Councillor L. Jeffrey – Ward 2  
 City Councillor A. Aujla – Ward 4  
 City Councillor J. Hutton – Ward 6  
 City Councillor B. Cowie – Ward 7  
 City Councillor P. Richards - Wards 8  
 City Councillor D. Metzak – Ward 9 (arrived at 7:30 p.m. other municipal business)  
 City Councillor J. Sprovieri – Ward 10  
 City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor S. DiMarco – Wards 3 and 4 (vacation)  
 Regional Councillor R. Begley – Wards 8 and 9 (personal)  
 City Councillor B. Callahan – Ward 3 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning Design and Development  
 J. Corbett, Director of Planning and Land Development Services  
 K. Walsh, Director of Community Design, Park Planning and Development  
 D. Kraszewski, Manager of Development Services  
 K. Ash, Manager of Development Services  
 P. Snape, Manager of Development Services  
 B. Hale, Supervisor, Transportation Planning  
 R. Nykyforchyn, Development Planner  
 D. Herron, Development Planner  
 A. Parsons, Development Planner  
 B. Steiger, Development Planner  
 H. Zbogor, Policy Planner

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
 L. Mikulich, City Clerk  
 C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:07 p.m., and adjourned at 10:10 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- |             |                    |  |
|-------------|--------------------|--|
| <b>A.</b>   | <b>PDD059-2003</b> | <b>APPROVAL OF AGENDA</b>  |
| <b>B.</b>   |                    | <b>CONFLICTS OF INTEREST</b>   |
| <b>C.</b>   |                    | <b>CONSENT</b>   |
| <b>D 1.</b> | <b>PDD060-2003</b> | <b>INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75 CE)</b>   |
| <b>D 2.</b> | <b>PDD061-2003</b> | <b>INFORMATION REPORT – PROPOSED AMENDMENT TO THE SIGN BY-LAW (File G02),</b>  |
| <b>D 3.</b> | <b>PDD062-2003</b> | <b>INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – EMC GROUP LIMITED (FANSHORE INVESTMENTS INC.) –NORTH OF CASTLEMORE ROAD – WEST SIDE OF GOREWAY DRIVE – SOUTH OF COUNTRYSIDE DRIVE - WARD 10 (File C7E14.5)</b> |
| <b>D 4.</b> | <b>PDD063-2003</b> | <b>INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. - SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD – WARD 6 (File C3W15.3)</b>                             |
| <b>D 5.</b> | <b>PDD064-2003</b> | <b>INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – IMPERIAL OIL LIMITED - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST - WARD 6 (File C4W1.6),</b>  |
| <b>D 6.</b> | <b>PDD065-2003</b> | <b>INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA - PREVIOUSLY REFERRED TO AS CAAG LAND DEVELOPMENT) – SOUTHWEST CORNER OF QUEEN STREET AND GOREWAY DRIVE - WARD 10 (File C7E5.18).</b>                         |
| <b>D 7.</b> | <b>PDD066-2003</b> | <b>INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ALTONE INVESTMENTS INC. – WEST SIDE OF CHINGUACOUSY ROAD - NORTH OF STEELES AVENUE WEST – WARD 6 (File C3W2.3)</b>  |
| <b>D 8.</b> | <b>PDD067-2003</b> | <b>INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTHEAST CORNER OF REGIONAL ROAD 107 AND CHINGUACOUSY ROAD – WARD 6 (File C2W10.11).</b>  |

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- D 9. PDD068-2003 INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC.– SOUTHWEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE – WARD 10 (File C8E10.6)**
- D 10. PDD069-2003 INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASTLEMORE ROAD BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE ACROSS FROM EVERGREEN AVENUE – WARD –10 (File C8E10.4)**
- D 11. PDD070-2003 INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD – WARD 10 (File C8E10.5)**
- D 12. PDD071-2003 INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD. - DEACON INVESTMENTS LTD. - AND MICHAEL JEREMY INVESTMENTS LTD. - ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4 (File T2W13.3)**
- E 1. PDD072-2003 DELEGATION - ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES (File T00 MP) (See Item M2)**
- E 2. PDD073-2003 DELEGATION - RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4 (File C2W2.9) (See Item F1).**
- E 3. PDD074-2003 DELEGATION - RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10 (File A51/03) (See Item G4)**
- F 1. PDD073-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4 (File C2W2.9) (See Delegation E2).**
- G 1. PDD075-2003 INFORMATION REPORT- COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (OCTOBER 22, NOVEMBER 12 AND DECEMBER 10, 2002 HEARINGS) (File G31AC)**
- G 2. PDD076-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A198/02 – KUMAR GURDITA AND BEENU GURDITA – 82 CORKETT DRIVE – WARD 5 (File A198/02)**



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- G 3. PDD077-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A201/02 – AMAR GURDITA AND KARISHMA GURDITA – 141 HAVELOCK DRIVE – WARD 3 (File A201/02),**
- G 4. PDD074-2003 RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10 (File A51/03) (See Delegation E3)**
- H. POLICY PLANNING REPORTS**
- I 1. PDD078-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2003 (File B11)**
- I 2. PDD079-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8132 GOREWOOD DRIVE – WARD 10 (File G33-LA) be**
- I 3. PDD080-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10402 AIRPORT ROAD – WARD 10 (File G33-LA)**
- I 4. PDD081-2003 APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 3042 AND 3056 MAYFIELD ROAD – WARD 10 (File G33-LA)**
- I 5. PDD082-2003 APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 24 AND 34 BOVAIRD DRIVE – WARD 2 (File G33-LA)**
- J 1. PDD083-2003 WORKS AND TRANSPORTATION NEW WORKS YARD AND TRANSIT BUS STORAGE BUILDING - SANDALWOOD PARKWAY WEST OF HURONTARIO STREET – WARD 2 (File B50)**
- K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- L 1. PDD084-2003 BRAMPTON HERITAGE BOARD – FEBRUARY 18, 2003**
- L 3. PDD085-2003 EDUCATION LIAISON COMMITTEE MINUTES – FEBRUARY 13, 2003**
- M 2. PDD072-2003 ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES (File T00 MP) See Delegation E1).**
- M 3. PDD086-2003 PROPOSED GROWTH MANAGEMENT AND DEVELOPMENT REVIEW TEAM (File A20 PL)**
- N 1. PDD087-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- N 2. PDD088-2003 SUPPLEMENTARY REPORT – AMBULANCE STATION FACILITY - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC./1388661 ONTARIO LIMITED – NORTHEAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE – WARD 11 (File C6E9.7)**
- O. DEFERRED MATTERS**

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- P 1.    PDD089-2003    INVESTING FOR TOMORROW: MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO.**
- P 2.    PDD090-2003    OAK RIDGES MORaine CONSERVATION PLAN – DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 7 – RESOLUTION N0. 2003-51.**
- Q.                      QUESTION PERIOD**
- R.                      PUBLIC QUESTION PERIOD**
- S.    PDD91-2003    ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF THE AGENDA**

PDD059-2003 That the agenda for the Planning, Design and Development Committee Meeting dated March 3, 2003, be amended to add:

D 2. Revised pages, re: **INFORMATION REPORT – PROPOSED AMENDMENT TO THE SIGN BY-LAW** (File G02).

E 3. Delegation - Mr. David Brown, David Brown and Associates, Mississauga, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10** (File A51/03) (See Item G4).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, I1, I2, I3, I4, L1, L3, M3, N1, P1, P2)

**D. PUBLIC MEETING REPORTS**

D 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated February 13, 2003, re: **INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

No members of the public addressed Committee regarding this item.

PDD060-2003 1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

CARRIED

D 2. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated February 10, 2003, re: **INFORMATION REPORT – PROPOSED AMENDMENT TO THE SIGN BY-LAW** (File G02).

No members of the public addressed Committee regarding this item.

PDD061-2003 1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – PROPOSED**

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**AMENDMENT TO THE SIGN BY-LAW** (File G02) be received, as amended to replace pages 2 and 3 of the report; and,

2. That a by-law be submitted to City Council to amend the Sign By-law 399-2002 to include the criteria for permitting inflatable roof signs.

CARRIED

- D 3. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – EMC GROUP LIMITED (FANSHORE INVESTMENTS INC.) –NORTH OF CASTLEMORE ROAD – WEST SIDE OF GOREWAY DRIVE – SOUTH OF COUNTRYSIDE DRIVE - WARD 10** (File C7E14.5).

No members of the public addressed Committee regarding this item.

- PDD062-2003
1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – EMC GROUP LIMITED (FANSHORE INVESTMENTS INC.) –NORTH OF CASTLEMORE ROAD – WEST SIDE OF GOREWAY DRIVE – SOUTH OF COUNTRYSIDE DRIVE - WARD 10** (File C7E14.5) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated March 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. - SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD – WARD 6** (File C3W15.3).

Mr. Doug Herron, Development Planner, gave a presentation and outlined details of the proposal.

Mr. & Mrs. Liam Wade, 1489 Wanless Drive, Brampton, expressed concerns regarding the impact of the proposed development on their privacy as their property is located adjacent to the subject lands.

Ms. Carol Schmidt, 10960 Creditview Road, Brampton, questioned whether any type of buffers would be placed on Creditview Road as she was concerned about the lack of privacy that would result from the proposed development.

Ms. Baljit Nejjar, 1323 Wanless Drive, Brampton, expressed concerns regarding the impact of the proposed development on her privacy.

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Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD063-2003
1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated March 3, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. - SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD – WARD 6** (File C3W15.3) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 5. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated February 17, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – IMPERIAL OIL LIMITED - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST - WARD 6** (File C4W1.6).

Mr. Rob Nykyforchyn, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Tony Mason, 6 Huttonville Road, Brampton, questioned how the proposed development for the north-east corner of Steeles Avenue West and Mississauga Road would impact the City's gateway plan as the intersection has been identified as a 'gateway' into Brampton.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD064-2003
1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated February 17, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – IMPERIAL OIL LIMITED - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST - WARD 6** (File C4W1.6) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 6. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated February 17, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA - PREVIOUSLY REFERRED TO AS CAAG LAND**

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**DEVELOPMENT) – SOUTHWEST CORNER OF QUEEN STREET AND GOREWAY DRIVE - WARD 10** (File C7E5.18).

No members of the public addressed Committee regarding this item.

- PDD065-2003
1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated February 17, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA - PREVIOUSLY REFERRED TO AS CAAG LAND DEVELOPMENT) – SOUTHWEST CORNER OF QUEEN STREET AND GOREWAY DRIVE - WARD 10** (File C7E5.18) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 7. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ALTONE INVESTMENTS INC. – WEST SIDE OF CHINGUACOUSY ROAD - NORTH OF STEELES AVENUE WEST – WARD 6** (File C3W2.3).

Mr. Bernie Steiger, Development Planner, gave a presentation and outlined details of the proposal.

Mr. George Kee, RR#10, Brampton, raised concerns with respect to the proposed alignment for the “New Creditview Road;” requested clarification on densities permitted for the area, and questioned whether or not water and sewer services will be connected to Credit Valley trunk sewer.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD066-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ALTONE INVESTMENTS INC. – WEST SIDE OF CHINGUACOUSY ROAD - NORTH OF STEELES AVENUE WEST – WARD 6** (File C3W2.3) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- D 8. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 10, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTHEAST CORNER OF REGIONAL ROAD 107 AND CHINGUACOUSY ROAD – WARD 6** (File C2W10.11).

No members of the public addressed Committee regarding this item.

- PDD067-2003
1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTHEAST CORNER OF REGIONAL ROAD 107 AND CHINGUACOUSY ROAD – WARD 6** (File C2W10.11) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 9. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC.– SOUTHWEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE – WARD 10** (File C8E10.6).

Members of the public present requested a presentation of the proposal but did not wish to speak.

Mr. Bernie Steiger, Development Planner, gave a presentation and outlined details of the proposal.

- PDD068-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC.– SOUTHWEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE – WARD 10** (File C8E10.6) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 10. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 10, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF**

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**SUBDIVISION – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASTLEMORE ROAD BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE ACROSS FROM EVERGREEN AVENUE – WARD –10 (File C8E10.4).**

Mr. Bernie Steiger, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Frank Perri, 1 Glenbrook Boulevard, Brampton, expressed concerns with respect to the impact the proposed development would have on traffic on Castlemore Road and suggested that Evergreen Avenue should not be connected to the proposed subdivision, but should be moved further west to McVean Drive to make the area safer. He was concerned that the proposed lots on the south side of Castlemore Road would not be compatible with existing rural estate residential lots to the north.

Mr. Lou Massi, 4 Evergreen Avenue, Brampton, raised concerns with respect to the increased traffic that will be created by the proposed development, and suggested that more east-west corridors are needed to accommodate the growing traffic. He opposed the proposal to connect Evergreen Avenue to Castlemore Road and felt that some sort of buffer should be considered to separate the estate lots from the smaller lots being proposed.

Mr. Antonio Fiorenza, 3827 Castlemore Road, Brampton, expressed concerns regarding the proposed widening of Castlemore Road and its impact on his property which faces Castlemore Road. He questioned the time frame of the proposed widening and wondered when he would be notified by the City for the portion of his property that would be needed for the road widening. With respect to the proposed development, he was concerned whether or not he would be granted access from the rear of his property and questioned who would be responsible for the costs involved.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD069-2003    1.    That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASTLEMORE ROAD BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE ACROSS FROM EVERGREEN AVENUE – WARD –10 (File C8E10.4)** be received; and,
2.    That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 11.    Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD – WARD 10 (File C8E10.5).**

No members of the public addressed Committee regarding this item.



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- PDD070-2003    1.        That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E10.5) be received; and,
2.        That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 12.       Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated February 10, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD. - DEACON INVESTMENTS LTD. - AND MICHAEL JEREMY INVESTMENTS LTD. - ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4** (File T2W13.3).

No members of the public addressed Committee regarding this item.

- PDD071-2003    1.        That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD. - DEACON INVESTMENTS LTD. - AND MICHAEL JEREMY INVESTMENTS LTD. - ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4** (File T2W13.3) be received; and,
2.        That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**E.        DELEGATIONS**

- E 1.       Ms. Angela Iannuzziello, President ENTRIA Consultants Inc., consultant for the Transportation Transit Master Plan (TTMP) Study, re: **ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES** (File T00 MP) (See Item M2).

Mr. John Corbett, Director of Planning and Land Development Services, Planning, Design & Development, advised that Phase 1 of the Transportation Transit Master Plan has been completed and that staff recommended a number of transit initiatives for inclusion in a Short-Term Action Plan.

He introduced Ms. Angela Iannuzziello, President ENTRIA Consultants Inc., and indicated that she was present to give a presentation regarding - AcceleRide – City of Brampton Rapid Transit Corridor Opportunities.

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Ms. Iannuzziello expressed her thanks for the opportunity to make a presentation with respect to - AcceleRide – City of Brampton Rapid Transit Corridor Opportunities and highlighted the following:

- Outline
  - Brampton Context
  - GTA Initiatives
  - Funding Opportunities
  - AcceleRide
    - Transit priorities
    - Passenger amenities
- Population and Employment Forecasts
- Existing Traffic Patterns - Central Area
- Congestion
  - Congestion levels will increase even with significant funding for road expansion
  - Travel by car will become more time consuming and unpredictable
- Residents Told Us
  - Traffic and transit is the most important problem facing residents in Brampton
  - Satisfaction with public transit decreased in Brampton
  - total travel time
  - reliability and schedule frequency
  - 2/3 would choose local transit if travel time were equivalent with that of using the car
  - Opportunities to increase transit usage
  - Public education and word of mouth
- Guiding Principles
  - Build on existing strengths – GO rail and bus and local transit systems
  - Strengthen vital support elements
    - Rail Stations and commuter parking
    - Customer focus
  - Growth and expand network incrementally
- Mississauga Initiatives
- York Region Initiatives
- Go Transit Initiatives
- Other Transit Related Initiatives
- Central Ontario Strategic Directions
- Golden Horseshoe Transit Investment Partnerships (GTIP)
  - With municipalities, federal government and private sector
  - Eligible infrastructure for expansion
- AcceleRide for Brampton - BRT Components which includes
  - Stations
  - Vehicles
  - Route Structure
- Service Enhancements include:
  - Service frequency target at 5 minute intervals
  - Reduction of total travel time
  - Connectivity to York University, North York Centre, south York Region, Mississauga City Centre, Airport Centre
- Types of Vehicles and Costs
- Transit Priorities
  - Signal priorities
  - Traffic management
  - Queue jump lanes
- Channelized Right-Turns

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- Curb lane reserved for transit
- Reserved lane only adjacent right turn lane
- Reserved are marked with painted pavement
- Option 3 – Near Side Stop – Application: Queen Street @ Dixie Road
- Option 6 – Far Side Stop – Intersection: Queen Street @ Dixie Road
- Traffic Signal Locations
- Passenger Amenities include:
  - Smart shelters, electronic customer information, benches, trash receptacles, surveillance
- Key Messages include:
  - Actively pursue funding opportunities
  - Continue to work with GO Transit, Region and neighboring municipalities
  - Community benefits, economic development environmental protection
  - Focusing on the customer first

Committee discussion took place and included the following:

- GTA transit initiatives
- Rapid transit rail link
- Need for service enhancements at bus shelters
- Existing bus routes
- Lack of north south transit links
- Methods to prevent delays when transfers
- Need for rapid transit in areas such as Bovaird Drive, Springdale and shopping centers.

Ms. Iannuzziello responded to comments and questions from Committee.

Item M2 was brought forward and dealt with at this time.

- PDD072-2003
1. That the report from H. Zbogor, Policy Planner, Planning, Design and Development, dated February 25, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES** (File T00 MP) be received; and,
  2. That the delegation by Ms. Angela Iannuzziello, President ENTRA Consultants Inc., consultant for the Transportation Transit Master Plan (TTMP) Study, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES** (File T00 MP), be received, and
  3. That staff be directed to convene a public meeting for an Official Plan Amendment to redesignate Queen Street between Chinguacousy Road and Regional Road 50, and Hurontario Street between Bovaird Drive and the Mississauga boundary, as “Transit Priority Corridors”; and
  4. That the AcceleRide initiative as documented in the “Rapid Transit Corridor Opportunities” report be endorsed as a strategic document to seek funding partners for transit infrastructure in Brampton, including its submission as an enhancement to the City’s current GTIP application; and
  5. That staff be directed to convene a meeting with senior Region of Peel staff and City and Regional Councillors to provide a detailed briefing on opportunities for short-term transit priority initiatives in the Queen Street East corridor, as part of the Region’s road construction programming over the next few years (and as a follow-up to discussions already initiated with Region of Peel staff); and

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6. That staff be authorized to register “AcceleRide” as a trademark, pursuant to the appropriate provincial legislation; and
7. That staff be authorized to produce ancillary documents associated with the AcceleRide initiative to provide information and raise awareness with the general public and senior levels of government. and
8. That staff be authorized to approve the additional scope of work submitted by the TTMP project team to undertake detailed analysis in support of the AcceleRide initiative, in the amount of \$34,700; and
9. That the funding for the above-referenced scope of work be drawn jointly from Planning, Design & Development Department, Planning & Land Development Outside Services Account No. 200233.0402 and Works & Transportation Department, Account No. 200624.003.014500; and
10. That staff be directed to report to Council with a detailed implementation and financial strategy for the AcceleRide initiative; and
11. That staff be directed to report to Council with status updates, as required.

CARRIED

- E 2. Mr. John S. Herd, 8240 McLaughlin Road South, Brampton, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) (See Item F1).

Mr. John Herd, 8240 McLaughlin Road, Brampton appeared and requested deferral of this matter as he had not had an opportunity to review the report in detail. He advised that some of his neighbours would also like to address Committee but were unable to attend tonight’s meeting.

Item F1 was brought forward and dealt with at this time.

- PDD073-2003
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) be deferred to the Planning Design and Development Meeting scheduled to be held April 7, 2003, to afford area residents an opportunity to address Committee, and
  2. That the delegation of Mr. John Herd, 8240 McLaughlin Road, Brampton, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9), be received.

CARRIED

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- E 3. Mr. David Brown, David Brown and Associates, Mississauga, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10** (File A51/03) (See Item G4).

Mr. David Brown, David Brown and Associates, Mississauga, on behalf of the owner of 91 Delta Park Holdings Inc. requested that the Committee not support staff recommendation to appeal the Committee of Adjustment decision to allow an insurance/agents brokers office use in an industrial building located at 91 Delta Park Boulevard. He advised that the office space is very small and was of the opinion that the proposed use would not negatively impact the area and would not be viewed as setting a precedent for other similar uses.

Discussion took place and staff responded to comments and questions and advised that the proposed use does not conform to the intent of the Official Plan and Zoning By-law and should not be encouraged.

Item G4 was brought forward and dealt with at this time.

- PDD074-2003    1        That the delegation of Mr. David Brown, David Brown and Associates, Mississauga, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10** (File A51/03) be received; and
2.            That the report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated February 21, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10** (File A51/03) be received; and
3.            That the appeal of the Committee of Adjustment decision to approve application A51/03 be supported and that staff be directed to make appropriate representation at the Ontario Municipal Board hearing.

CARRIED

**F.        DEVELOPMENT TEAM REPORTS**

- F 1.        Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED – 1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) (See Delegation E2).

**DEALT WITH UNDER DELEGATION E 2, RECOMMENDATION PDD073-2003.**

**G.        COMMITTEE OF ADJUSTMENT REPORTS**

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- \* G 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated February 5, 2003, re: **INFORMATION REPORT- COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (OCTOBER 22, NOVEMBER 12 AND DECEMBER 10, 2002 HEARINGS)** (File G31AC).

PDD075-2003 That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated February 5, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INFORMATION REPORT- COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (OCTOBER 22, NOVEMBER 12 AND DECEMBER 10, 2002 HEARINGS)** (File G31AC) be received.

CARRIED

- G 2. Report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated February 19, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A198/02 – KUMAR GURDITA AND BEENU GURDITA – 82 CORKETT DRIVE – WARD 5** (File A198/02).

- PDD076-2003 1. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated February 19, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A198/02 – KUMAR GURDITA AND BEENU GURDITA – 82 CORKETT DRIVE – WARD 5** (File A198/02) be received; and,
2. That staff be directed to attend the March 4, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

- G 3. Report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated February 19, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A201/02 – AMAR GURDITA AND KARISHMA GURDITA – 141 HAVELOCK DRIVE – WARD 3** (File A201/02).

- PDD077-2003 1. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated February 19, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION OF MINOR VARIANCE APPLICATION A201/02 – AMAR GURDITA AND KARISHMA GURDITA – 141 HAVELOCK DRIVE – WARD 3** (File A201/02) be received; and
2. That staff be directed to attend the March 5, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

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- G 4. Report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated February 21, 2003, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A51/03 – 91 DELTA PARK BLVD. HOLDINGS INC. - 91 DELTA PARK BOULEVARD – WARD 10** (File A51/03).

**DEALT WITH UNDER DELEGATION E 3, RECOMMENDATION PDD074-2003**

**H. POLICY PLANNING REPORTS -nil**

**I. BUILDING AND ZONING REPORTS**

- \* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 19, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2003** (File B11).

PDD078-2003 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 19, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2003** (File B11) be received.

CARRIED

- \* I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8132 GOREWOOD DRIVE – WARD 10** (File G33-LA).

- PDD079-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8132 GOREWOOD DRIVE – WARD 10** (File G33-LA) be received; and
2. That the application be approved subject to standard permit conditions.

CARRIED

- \* I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10402 AIRPORT ROAD – WARD 10** (File G33-LA).

- PDD080-2003 1. That the Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10402 AIRPORT ROAD – WARD 10** (File G33-LA) be received; and
2. That the application be approved subject to standard permit conditions.

CARRIED

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- \* I 4. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 3042 AND 3056 MAYFIELD ROAD – WARD 10** (File G33-LA).

- PDD081-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 3042 AND 3056 MAYFIELD ROAD – WARD 10** (File G33-LA) be received; and
2. That the application be approved subject to standard permit conditions.

CARRIED

- I 5. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 24 AND 34 BOVAIRD DRIVE – WARD 2** (File G33-LA).

At the request of the applicant's agent this matter is to be deferred so that he can be present to address Committee.

- PDD082-2003 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated February 18, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 24 AND 34 BOVAIRD DRIVE – WARD 2** (File G33-LA) be deferred to the Planning, Design and Development Committee Meeting scheduled to be held March 17, 2003, to allow the applicant's agent an opportunity to address Committee.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- J 1. Report from J. Balbaa, Project Coordinator, Urban Design and Public Buildings, Planning, Design and Development, dated February 18, 2003, re: **WORKS AND TRANSPORTATION NEW WORKS YARD AND TRANSIT BUS STORAGE BUILDING - SANDALWOOD PARKWAY WEST OF HURONTARIO STREET – WARD 2** (File B50).

- PDD083-2003 1. That the report from J. Balbaa, Project Coordinator, Urban Design and Public Buildings, Planning, Design and Development, dated February 18, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **WORKS AND TRANSPORTATION NEW WORKS YARD AND TRANSIT BUS STORAGE BUILDING - SANDALWOOD PARKWAY WEST OF HURONTARIO STREET – WARD 2** (File B50) be received; and
2. That staff be authorized to proceed with the hiring of a consultant to provide the Detailed Functional Program Space Requirements and Feasibility Study for the new works yard and transit building at Sandalwood Parkway.

CARRIED

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**



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**L. MINUTES**

**\* L 1. BRAMPTON HERITAGE BOARD MINUTES -FEBRUARY 18, 2003**

PDD084-2003 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF FEBRUARY 18, 2003**, to the Planning, Design and Development Committee Meeting of March 3, 2003, Recommendations HB032-2003 to HB043-2003, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB032-2003 That the agenda for the Brampton Heritage Board Meeting of February 18, 2003 be approved, as amended, to add:

F 1. Verbal response to direction given at the Brampton Heritage Board Meeting of January 21, 2003 from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, re: **IDENTIFICATION OF THE MCVEAN BARN, MCVEAN DRIVE NORTH OF HIGHWAY 7, WARD 10, IN ANY STUDIES OF HERITAGE RESOURCES** (File G33);

G 7-1. Application from Ms. Doreen Goumas, 37 West Street, Brampton;

H 5. Proposed Heritage Designation – Philip Egan Farmhouse – 10852 The Gore Road – Ward 10 (File G33); and,

K 1. Discussion re: **CPR TRAIN STATION** (File G33).

HB033-2003 That the Minutes of the Brampton Heritage Board Meeting of January 21, 2003, to the Brampton Heritage Board Meeting of February 18, 2003, be received.

HB034-2003 That the two-part presentation by Mr. Alex Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, to the Brampton Heritage Board Meeting of February 18, 2003, re: **HERITAGE AND URBAN DESIGN AND DESIGN REVIEW – CREDITVIEW ROAD BRIDGE REHABILITATION** (File G33), be received; and,

That the Brampton Heritage Board recommends the use of posts (Alternative 3 in the aforementioned presentation) for the rehabilitation of the heritage bridge on Creditview Road.

HB035-2003 That the verbal response to direction given at the Brampton Heritage Board Meeting of January 21, 2003 from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to the Brampton Heritage Board Meeting of February 18, 2003, re: **IDENTIFICATION OF THE MCVEAN BARN, MCVEAN DRIVE NORTH OF HIGHWAY 7, WARD 10, IN ANY STUDIES OF HERITAGE RESOURCES** (File G33) be received; and,

That staff contact the Toronto and Region Conservation Authority to determine if the McVean Barn is located on their lands and report back to the Brampton Heritage Board Meeting of March 18, 2003.

HB036-2003 That the Brampton Heritage Board requests the developers of the property on which Abel Robinson Farm is located – 1515382 Ontario Limited (Baycliffe Homes) – 9323 The Gore Road – Ward 10 – to provide a heritage impact assessment for the home and barns located on the property and to allow members of the Brampton Heritage Board to undertake a site visit of the property, as considered at the Brampton Heritage Board Meeting of February 18, 2003.

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- HB037-2003 That Mr. Stirling Todd, Development Planner, Planning, Design and Development, be thanked and recognized for a job well done in negotiating with the developer of the Bellagion Site – 10 Market Street – Ward 5, resulting in a design that more closely embraced the architectural elements and character of the area, as considered at the Brampton Heritage Board Meeting of February 18, 2003.
- HB038-2003 That the Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of January 21, 2003, to the Brampton Heritage Board Meeting of February 18, 2003, be received.
- HB039-2003 Correspondence from Mr. Philip Rowe, Project Manager, Engineering and Construction, Engineering and Infrastructure Planning, Publics Works, Region of Peel, dated February 5, 2003, to the Brampton Heritage Board Meeting of February 18, 2003, re: **CREDIT VALLEY SANITARY SEWER TRUNK EXTENSION: NOTICE OF PUBLIC INFORMATION CENTRES** (File G33) be received.
- HB040-2003 That the correspondence from Community Heritage Ontario, dated January 30, 2003, to the Brampton Heritage Board Meeting of February 18, 2003, re: **COMMUNITY HERITAGE ONTARIO – EDUCATION COMMITTEE WORKSHOP/SYMPOSIUM ON ESTABLISHING HERITAGE CONSERVATION DISTRICTS – MISSISSAUGA LIVING ARTS CENTRE, MISSISSAUGA, ONTARIO – APRIL 4<sup>TH</sup>, 2003** (File G33) be received; and,
- That authorization be granted for an expenditure up to a maximum of \$175.00 to cover the cost of registration for attendance at the aforementioned workshop/symposium for a maximum of five individuals, to include members of the Brampton Heritage Board and interested citizens who are working with the Board on district designations.
- HB041-2003 That the correspondence from H. Simpson, South Bruce Grey Branch President, Architectural Conservancy of Ontario, undated, to the Brampton Heritage Board Meeting of February 18, 2003, re: **ARCHITECTURAL CONSERVANCY OF ONTARIO – 2003 CONFERENCE AND ANNUAL GENERAL MEETING – VICTORIA JUBILEE HALL, WALKERTON, ONTARIO – APRIL 11<sup>TH</sup>, 12<sup>TH</sup> AND 13<sup>TH</sup>, 2003** (File G33) be received.
- HB042-2003 That the correspondence from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of February 18, 2003, re: **COMMUNITY HERITAGE ONTARIO CONFERENCE – “INITIATIVES FOR SUSTAINABLE CITIES AND TOWNS – 2003” – SARNIA, ONTARIO – MAY 24<sup>TH</sup> AND 25<sup>TH</sup>, 2003** (File G33) be received.
- HB043-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 18, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

L 2. **FLOWER CITY STRATEGY COMMITTEE - nil**

\* L 3. **EDUCATION LIAISON COMMITTEE MINUTES – FEBRUARY 13, 2003**

- PDD085-2003 That the **MINUTES OF THE EDUCATION LIAISON COMMITTEE MEETING OF FEBRUARY 13, 2003**, to the Planning, Design and Development Committee Meeting of March 3, 2003, Recommendations EL008-2003 to EL014-2003, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

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- EL008-2003 That the agenda of the Education Liaison Committee Meeting of February 13, 2003 be approved as printed and circulated.
- EL009-2003 That the Minutes of the Education Liaison Committee Meeting of January 9, 2003, to the Education Liaison Committee Meeting of February 13, 2003, be received.
- EL010-2003 That the correspondence from Mr. Michael G. Bator, Director of Education, Dufferin-Peel Catholic District School Board, dated January 20, 2003, to the Education Liaison Committee Meeting of February 13, 2003, re: **DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD APPOINTMENTS TO THE EDUCATION LIAISON COMMITTEE** (File G26) be received.
- EL011-2003 That the copy of the correspondence to Mr. Randy Wright, Controller, Planning and Accommodation, Peel District School Board, dated January 29, 2003, from B. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development, to the Education Liaison Committee Meeting of February 13, 2003, re: **CORRESPONDENCE FROM MR. R. WRIGHT, CONTROLLER, PLANNING AND ACCOMMODATION, PEEL DISTRICT SCHOOL BOARD, TO J. MARSHALL, COMMISSIONER OF PLANNING DESIGN AND DEVELOPMENT, DATED JANUARY 6, 2003 RE CITY POLICY – MULTI-USE FACILITIES – HAROLD M. BRATHWAITE SECONDARY SCHOOL** (File G26) be received.
- EL012-2003 That the correspondence from H. Newlove, Director of Recreation Facilities and Programs, Community Services, dated January 28, 2003, to the Education Liaison Committee Meeting of February 13, 2003, re: **CITY OF BRAMPTON/SCHOOL BOARDS – JOINT USE AGREEMENTS** (File G26) be received; and,
- That a working group of staff from the City of Brampton and the Conseil Scolaire de District du Centre Sud-Ouest, the Dufferin-Peel Catholic District School Board, and the Peel District School Board be formed to develop indoor and outdoor joint-use policies; and,
- That if agreement on these policies cannot be reached, then this matter is to be brought back to the Education Liaison Committee for further discussion.
- EL013-2003 That the correspondence from Ms. Adele Kostiak, Chief Executive Officer, Brampton Public Library, dated February 3, 2003, to the Education Liaison Committee Meeting of February 13, 2003, re: **REPORT FROM A SYMPOSIUM ON “SCHOOL-PUBLIC LIBRARY COOPERATION: NEW CHALLENGES, NEW SOLUTIONS” HELD ON DECEMBER 5, 2002** (File G26) be received.
- EL014-2003 That the Education Liaison Committee do now adjourn to meet again on Thursday, March 13, 2003, at 4:00 p.m., or at the call of the Chair.

CARRIED

**M. OTHER/NEW BUSINESS**

- M 1. **MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION - nil**
- M 2. Report from H. Zbogar, Policy Planner, Planning, Design and Development, dated February 25, 2003, re: **ACCELERIDE – CITY OF BRAMPTON RAPID TRANSIT CORRIDOR OPPORTUNITIES** (File T00 MP) See Delegation E1).

**DEALT WITH UNDER DELEGATION E 1, RECOMMENDATION PDD072-2003.**

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- \* M 3. Report from J. Corbett, Director of Planning and Development Services, Planning, Design and Development, dated February 21, 2003, re: **PROPOSED GROWTH MANAGEMENT AND DEVELOPMENT REVIEW TEAM** (File A20 PL).

- PDD086-2003 1. That the report from J. Corbett, Director of Planning and Development Services, Planning, Design and Development, dated February 21, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **PROPOSED GROWTH MANAGEMENT AND DEVELOPMENT REVIEW TEAM** (File A20 PL) be received; and,
2. That staff be directed to establish the Growth Management and Development Review Team and finalize a Operating Protocol in consultation with the Regional Municipality of Peel; Credit Valley Conservation; Toronto and Region Conservation Authority; Peel Board of Education and the Dufferin-Peel Catholic District school Board; and,
3. That the Commissioner of Planning, Design and Development be authorized to execute the Operating Protocol upon its finalization in accordance with Appendix "B" attached to the subject report.

CARRIED

**N. REFERRED MATTERS**

- \* N 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

- PDD087-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

- N 2. Report from K. Ash, Manager of Development Services, Planning, Design and Development, February 26, 2003, re: **SUPPLEMENTARY REPORT – AMBULANCE STATION FACILITY - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC./1388661 ONTARIO LIMITED – NORTHEAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE – WARD 11** (File C6E9.7)

Discussion took place with respect to right-in/right-out access on Torbram Road for an ambulance station facility.

The following motion was considered.

- PDD088-2003 1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, February 26, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **SUPPLEMENTARY REPORT – AMBULANCE STATION FACILITY - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC./1388661 ONTARIO LIMITED – NORTHEAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE – WARD 11** (File C6E9.7) be received; and,

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2. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, January 28, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TRANSMITTAL REPORT – WESTON CONSULTING GROUP INC./1388661 ONTARIO LIMITED – NORTHEAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE – WARD 11** (File C6E9.7) be received; and,
3. That the Mayor and City Clerk be authorized to execute the subdivision agreement and all other necessary documents in forms satisfactory to the City Solicitor; and,
4. That a by-law be passed to adopt Official Plan Amendment OP93-209 related to the subject application; and,
5. That a by-law be passed to amend Comprehensive Zoning By-law 151-88, as amended, in accordance with the staff report, as amended to delete the provision for an ambulance station facility; and,
6. That the matter of the ambulance station facility be referred back to staff for further review and a report back to the Planning, Design and Development Committee; and,
7. That it is hereby determined that in adopting the Official Plan amendment, Council has regard to all matters of Provincial Interest and the Provincial Policy Statement as set out in Section 2 and 3(5) respectively of the Planning Act, R.S.O. c.P.13, as amended; and,
8. That in accordance with section 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, Council hereby determines that no further public notice is to be given in respect of the proposed By-law Amendment.

CARRIED

**O. DEFERRED MATTERS – nil**

**P. CORRESPONDENCE**

- \* P 1. Correspondence from the Urban Development Institute / Ontario to Mayor Susan Fennell, dated February 10, 2003, re: **INVESTING FOR TOMORROW: MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO**.

PDD089-2003 That the correspondence from the Urban Development Institute / Ontario to Mayor Susan Fennell, dated February 10, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **INVESTING FOR TOMORROW: MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO** be referred to staff for a report.

CARRIED

- \* P 2. Correspondence from the Region of Peel to the City Clerk dated January 30, 2003, re: **OAK RIDGES MORAINÉ CONSERVATION PLAN – DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 7 – RESOLUTION N0. 2003-51**.

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PDD090-2003 That the correspondence from the Region of Peel to the City Clerk dated January 30, 2003, to the Planning, Design and Development Committee Meeting of March 3, 2003, re: **OAK RIDGES MORaine CONSERVATION PLAN – DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 7 – RESOLUTION N0. 2003-51** be received.

CARRIED

**Q.     QUESTION PERIOD - nil**

**R.     PUBLIC QUESTION PERIOD - nil**

**S.     ADJOURNMENT**

PDD091-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday March 17, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 10:10 p.m., March 3, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**MARCH 17, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
Regional Councillor L. Bissell – Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore - Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

City Councillor B. Callahan – Ward 3 (vacation)

**Staff Present:**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
A. Ross, Commissioner of Finance and Treasurer  
L. McCool, City Manager  
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
R. Bino, Director of Engineering and Development Services  
B. Campbell, Director of Building and Chief Building Official  
A. Smith, Manager of Growth Management and Special Policy  
P. Snape, Manager of Development Services  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

**MINUTES**  
**Planning, Design and Development Committee**

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The meeting was called to order at 1:05 p.m. and adjourned at 2:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.            PDD092-2003    APPROVAL OF AGENDA**
- B.                                CONFLICTS OF INTEREST**
- C.                                CONSENT**
- D 1.        PDD093-2003    DELEGATION - APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2 (File G33-LA) (See Delegation M1).**
- E 1.        PDD094-2003    RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENTS INC.) – WEST SIDE OF THE GORE ROAD AT THE FUTURE INTERSECTION OF THE GORE ROAD AND THE “BRAM EAST CORRIDOR” – WARD 10 (File C9E7.7)**
- E 2.        PDD095-2003    INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST - WARD 6 (File C3W5.7)**
- E 3.        PDD096-2003    STATUS UPDATE REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6 (File C3W15.2)**
- F 1.        PDD097-2003    RECOMMENDED RESPONSE TO CENTRAL ONTARIO SMART GROWTH PANEL DRAFT STRATEGIC DIRECTIONS (File P00GR)**
- G 1.        PDD098-2003    RECOMMENDATION REPORT – SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A008/03 – JOSEPH TOMKIN AND MASHID BOULOURI – 9086 HERITAGE ROAD - WARD 6 (File A008/03)**
- H 1.        PDD099-2003    APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 11655 HEART LAKE ROAD – WARD 10 (File G33-LA)**
- I.                                COMMUNITY DESIGN – PARKS PLANNING AND DEVELOPMENT REPORTS**
- J.                                ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- K.                                MINUTES**
- L 2.        PDD100-2003    GTA WEST – HAMILTON MAYOR’S CAUCUS (File A20 GTAW)**



**MINUTES**  
**Planning, Design and Development Committee**

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- L 3.     PDD101-2003     SITE PLAN ACTIVITY FOR DECEMBER 2002 TO FEBRUARY 2003** (File P46S1).
- M 1.     PDD093-2003     APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2** (File G33-LA) (See Delegation D1).
- N 1.     PDD102-2003     LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- O.                             CORRESPONDENCE**
- P.                             QUESTION PERIOD**
- Q.                             PUBLIC QUESTION PERIOD**
- R.     PDD103-2003     ADJOURNMENT**

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City Councillor Gibson, Chair

**MINUTES**  
**Planning, Design and Development Committee**

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**A. APPROVAL OF AGENDA**

PDD092-2003 That the Agenda for the Planning, Design and Development Committee Meeting of March 17, 2003 be approved as circulated.

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E2, E3, G1, H1, L3, N1)

**D. DELEGATIONS**

- D 1. Mr. Gino D'Ambrosio, Vice President of Development, Greyrose Corporation, dated February 13, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2** (File G33-LA) (See Item M1).

Mr. Gino D'Ambrosio, on behalf of Greyrose Corporation who is the applicant in this matter, provided background information with respect to the subject properties and indicated that the previous owners neglected the properties. He advised that the applicant is presently in the process of acquiring the properties that are for redevelopment purposes and requested that approval be granted for the demolition permits.

Staff responded to questions with respect to the safety of the buildings and the proposed redevelopment of the site.

Item M1 was brought forward and dealt with at this time.

The following motion was considered:

- PDD093-2003
1. That the delegation of Mr. Gino D'Ambrosio, Vice President of Development, Greyrose Corporation, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2** (File G33-LA) be received; and
  2. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2** (File G33-LA) be received; and,
  3. That the application be approved subject to standard permit conditions.

CARRIED

**MINUTES**  
**Planning, Design and Development Committee**

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**E. DEVELOPMENT TEAM REPORTS**

- E 1. Report from J. Corbett, Director of Planning and Land Development Services P. Snape, Manager of Development Services, Planning, Design and Development, dated February 20, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENTS INC.) – WEST SIDE OF THE GORE ROAD AT THE FUTURE INTERSECTION OF THE GORE ROAD AND THE “BRAM EAST CORRIDOR” – WARD 10** (File C9E7.7).

Discussion took place with respect to the size of garages that are allowed on 36 foot width lots that are proposed for the subdivision.

Staff provided clarification and advised that urban design guidelines with respect to size of garages on 36 foot width lots for all subdivisions are presently under review and will be the subject of a future report to the Planning, Design and Development Committee.

- PDD094-2003
1. That the report from J. Corbett, Director of Planning and Land Development Services P. Snape, Manager of Development Services, Planning, Design and Development, dated February 20, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENTS INC.) – WEST SIDE OF THE GORE ROAD AT THE FUTURE INTERSECTION OF THE GORE ROAD AND THE “BRAM EAST CORRIDOR” – WARD 10** (File C9E7.7) be received; and,
  2. That prior to the issuance of draft plan approval, outstanding final comments and conditions from The Region of Peel, TRCA, Engineering Development and Transportation Services and Legal Services shall be received and all required conditions of approval, including revisions to the plan and physical layout resulting from these comments, if any, shall be accommodated. In this regard the documents required by the TRCA prior to draft plan approval are set out in conditions 4 and 5 below, and the details of the Bram East Corridor Bridge Crossing and lots limits in relation to the Gore Road Tributary valley shall be addressed and implemented with appropriate conditions of draft plan approval, to the satisfaction of the TRCA;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the applicable Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  4. That prior to the issuance of draft approval, a preliminary stormwater management report shall be received and approved by the City and the Toronto and Region Conservation Authority;
  5. That prior to the issuance of draft approval, overall grading plans for the subject lands showing all proposed filling and retaining walls shall be received and approved by the City and the Toronto and Region Conservation Authority. In this regard, the plans shall show that the proposed housing designs will meet the elevations of the roads in the subdivision without the use of retaining walls or fill placement beyond the staked top-of-bank within the floodplain;

**MINUTES**  
**Planning, Design and Development Committee**

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6. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
7. That prior to the issuance of draft approval, the applicant shall submit Urban Design Guidelines, which shall include the design of the bridge of the “Bram East Corridor” crossing the “Gore Road Tributary,” for review and approval by the City and agree to implement the approved guidelines to the satisfaction of the City of Brampton;
8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
9. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Secondary Plan and zoning by-law; and,
10. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff;
  2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development, including the following:
    - a) The applicant shall convey gratuitously to the City the land identified as the Bram East Corridor on the draft plan, and construct two lanes of the road to the satisfaction of the City.

CARRIED

- \* E 2. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 20, 2003, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST - WARD 6** (File C3W5.7).

- PDD095-2003 That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated January 20, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST - WARD 6** (File C3W5.7) be received.

CARRIED

**MINUTES**  
**Planning, Design and Development Committee**

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- \* E 3. Report from J. Corbett, Director of Planning and Land Development Services K. Ash, Manager of Development Services, Planning, Design and Development, dated March 11, 2003, re: **STATUS UPDATE REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (File C3W15.2).

- PDD096-2003 1. That the report from J. Corbett, Director of Planning and Land Development Services K. Ash, Manager of Development Services, Planning, Design and Development, dated March 11, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **STATUS UPDATE REPORT – GROWTH MANAGEMENT PRECONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (File C3W15.2) be received; and,
2. That staff be directed to continue to collect information and report back to Planning, Design and development Committee with a further report concerning the relevant growth management issues on April 7, 2003.

CARRIED

**F. POLICY PLANNING REPORTS**

- F 1. Report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated March 10, 2003, re: **RECOMMENDED RESPONSE TO CENTRAL ONTARIO SMART GROWTH PANEL DRAFT STRATEGIC DIRECTIONS** (File P00GR).

Staff requested that page F1-11 be deleted from the report as it was attached in error, and to amend Page F1-9 of the report to add the following to the end of the section entitled “Reshaping How and Where we Live”:

“The City of Brampton believes the potential neighbourhood impacts resulting from accessory units proposals can only be properly assessed through a full rezoning process under section 34 of the Planning Act. Municipalities in Ontario should be enabled to define their own approval processes for accessory units that addresses their unique circumstances;”

Discussion took place with respect to the staff recommendations and its impact on the following:

- Affordable housing
- Accessory units
- Transit services
- Residential growth
- Development Charges
- The mandate of the GTA co-ordinating body
- Natural features and environmental areas
- Northwest Urban Boundary Expansion study

Staff responded to comments and questions from Committee.

There was discussion regarding the recommendation in this matter, and direction was given that staff draft a resolution for the Special Council Meeting scheduled to be held at 3:00 p.m. today regarding this matter in accordance with the staff recommendation as amended as follows:

**MINUTES**  
**Planning, Design and Development Committee**

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To add the following sentence to the end of paragraph 2 (a):

“That the Council of the City of Brampton supports the coordinating body having a planning and coordination function only. It does not support the coordinating body having:

- a) Powers of taxation
- b) Powers to deliver services
- c) Powers to form special purpose bodies to deliver services”

To change the wording of paragraph 2 (b) (iv) as follows:

“A natural system strategy to identify provincially significant and environmental features and functions to be protected based on updated provincially supported technical studies with a companion financial strategy including appropriate compensation to affected landowners;”

To add the following sentence to the end of paragraph 3 (a):

“The City of Brampton considers the Northwest Urban Boundary Expansion Study process currently underway to be consistent with the Central Ontario Smart Growth Panel’s strategic direction and an urban expansion critical to accommodating projected growth in the GTA;”

To add the following sentence to the end of paragraph 3 (b):

“In this regard the City of Brampton advises that the City of Brampton prefers to consider accessory unit proposals through a full rezoning process under section 34 of the Planning Act.”

To add after paragraph 5 (a) the following paragraph as 5(b):

**“b.      *Development Charges Act:***

Allow growth related capital expenditures for all municipal services to be funded at appropriate service levels through the Development Charges Act by:

1. Reinstating services excluded from the Development Charges Act including woodlots, parkland, hospitals, administrative and cultural facilities;
2. Reinstating the ability to assess 100% of growth related costs for all municipal services
3. Reinstating appropriate service levels definitions to allow municipalities to properly apply for needed municipal service levels.”

PDD097-2003      That the report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated March 10, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **RECOMMENDED RESPONSE TO CENTRAL ONTARIO SMART GROWTH PANEL DRAFT STRATEGIC DIRECTIONS** (File P00GR) as amended:

**MINUTES**  
**Planning, Design and Development Committee**

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- To delete Page F1-11 from the report which was attached in error; and
- To add the following to the end of the section entitled “Reshaping How and Where we Live” on page F1-9:

“The City of Brampton believes the potential neighbourhood impacts resulting from accessory units proposals can only be properly assessed through a full rezoning process under section 34 of the Planning Act. Municipalities in Ontario should be enabled to define their own approval processes for accessory units that addresses their unique circumstances;”

be referred to the Council Meeting scheduled to be held at 3:00 p.m. March 17, 2003.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated March 3, 2003, re: **RECOMMENDATION REPORT – SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A008/03 – JOSEPH TOMKIN AND MASHID BOULOURI – 9086 HERITAGE ROAD - WARD 6** (File A008/03).

- PDD098-2003 1. That the report from P. Snape, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated March 3, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **RECOMMENDATION REPORT – SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A008/03 – JOSEPH TOMKIN AND MASHID BOULOURI – 9086 HERITAGE ROAD - WARD 6** (File A008/03) be received; and,
2. That staff be directed to attend the April 30, 2003, Ontario Municipal Board hearing to support the Committee of Adjustment’s decision to refuse the minor variance application.

CARRIED

**H. BUILDING AND ZONING REPORTS**

- \* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 11655 HEART LAKE ROAD – WARD 10** (File G33-LA).

- PDD099-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 11655 HEART LAKE ROAD – WARD 10** (File G33-LA) be received; and,
2. That the application be approved subject to standard permit conditions.

CARRIED

**MINUTES**  
**Planning, Design and Development Committee**

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**I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**K. MINUTES**

K 1. **BRAMPTON HERITAGE BOARD - nil**

K 2. **FLOWER CITY STRATEGY COMMITTEE - nil**

K 3. **EDUCATION LIAISON COMMITTEE - nil**

**L. OTHER / NEW BUSINESS**

L 1. **MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION - nil**

L 2. Report from A. MacMillan, Commissioner of Works and Transportation, dated February 24, 2003, re: **GTA WEST – HAMILTON MAYOR’S CAUCUS** (File A20 GTAW).

- PDD100-2003
1. That the report from A. MacMillan, Commissioner of Works and Transportation, dated February 24, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **GTA WEST – HAMILTON MAYOR’S CAUCUS** (File A20 GTAW) be received; and,
  2. That the concept of GO-Transit assuming the coordination role for inter-regional transit on a short term basis be endorsed; and,
  3. That the concept that the longer term organization be given authority for inter-regional transit and respond to issues on expressways and major arterial roads that affect inter-regional transit be endorsed; and,
  4. That the long term transportation organization not be given responsibility for land use planning except to provide comments on issues which impact inter-regional transit; and,
  5. That funding for initiatives proposed by both the short term and long term organizations be provided from the Provincial and Federal Governments with no impact on funding currently allocated to the local municipalities; and,
  6. That any future Federal or Provincial funding initiatives for public transit not be directed solely to inter-regional transit but shared with municipal transit providers on an equitable basis; and,
  7. That this report be forwarded to the members of the GTA West – Hamilton Mayors’ Caucus and the IBI Group.

CARRIED



**MINUTES**  
**Planning, Design and Development Committee**

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- \* L 3 Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated February 28, 2003, re: **SITE PLAN ACTIVITY FOR DECEMBER 2002 TO FEBRUARY 2003** (File P46S1).
- PDD101-2003 That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated February 28, 2003, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **SITE PLAN ACTIVITY FOR DECEMBER 2002 TO FEBRUARY 2003** (File P46S1) be received.

CARRIED

**M. DEFERRED MATTERS**

- M 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 24 BOVAIRD DRIVE AND 34 BOVAIRD DRIVE 10 – WARD 2** (File G33-LA) (See Delegation D1).

**DEALT WITH UNDER DELEGATION D1, RECOMMENDATION PDD093-2003**

**N. REFERRED MATTERS**

- \* N 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- PDD102-2003 That the list from the Clerk's Office, to the Planning, Development and Design Committee Meeting of March 17, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. CORRESPONDENCE -nil**

**P. QUESTION PERIOD**

- P 1. Regional Councillor Susan DiMarco made reference to an Ontario Municipal Board (OMB) hearing scheduled for April 28, 2003 with respect to a consent application by Gloria Bowler for a property 8297 McLaughlin Road which was approved by the Committee of Adjustment and appealed to the OMB by neighbouring property owners. Staff advised that a report was being prepared with respect to the OMB hearing to be presented at a future Planning, Planning Design and Development Committee meeting.
- P 2. Regional Councillor Paul Palleschi made reference to an appeal filed on behalf of Claireville Holdings Limited with respect to the Draft Approval of Draft Plan of Subdivision 21T-01042B which was subsequently withdrawn. He also raised concerns about the cost sharing agreement and the issuance of the Draft Plan of Approval. Staff responded that the Draft Plan Approval will not be issued at this time.
- P 3. City Councillor Sandra Hames and City Councillor Bill Cowie inquired about the completion of the Parks and Recreation Master Plan and whether it would be ready for presentation to the public at a Town Hall Meeting scheduled to be held on June 25, 2003. Staff advised that the Parks and Recreation Master Plan is in the hands of Community Services and the inquiry should be directed to Community Services Committee for a response.

**MINUTES**  
**Planning, Design and Development Committee**

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Councillor Hames also raised concerns with respect to the scheduling of Town Hall Meetings and inquired about the role of Members of Council in scheduling the dates of the meetings as they are expected to attend. Staff advised that Town Hall Meetings are scheduled through the Mayor's Office.

**Q.     PUBLIC QUESTION PERIOD - nil**

**R.     ADJOURNMENT**

PDD103-2003     That the Planning, Design and Development Committee do now adjourn to meet again on Monday, April 7, 2003 at 7:00 p.m. or at the call of the Chair.

# MINUTES

## Planning, Design and Development Committee



Committee of the Council of the Corporation of the City of Brampton

**APRIL 07, 2003**

### **1:00 p.m. session**

#### **Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
  
Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor G. Miles – Wards 7 and 11 (arrived at 1:09 p.m.  
other municipal business)  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3 (arrived at 1:25 p.m.)  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7 (arrived at 1:08 p.m. other municipal business)  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11 (arrived at 1:07 p.m. other municipal business)

#### **Members Absent:**

Regional Councillor S. DiMarco – Wards 3 and 4 (other municipal business)  
City Councillor P. Richards - Wards 8 (personal)

### **7:00 pm. session**

#### **Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
  
Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 7:20 p.m.  
other municipal business)  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**MINUTES**  
**Planning, Design and Development Committee**

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**1:00 p.m.**

**Staff Present:**

J. Marshall, Commissioner of Planning Design and Development  
J. Corbett, Director of Planning and Land Development Services  
R. Bino, Director of Engineering and Development Services  
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services  
A. Smith, Manager of Growth Management and Special Policy  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

**7:00 p.m.**

**Staff Present:**

J. Marshall, Commissioner of Planning Design and Development  
J. Corbett, Director of Planning and Land Development Services  
R. Bino, Director of Engineering and Development Services  
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services  
K. Walsh, Director of Community Design, Parks Planning and Development  
D. Kraszewski, Manager of Development Services  
P. Snape, Manager of Development Services  
R. Nykyforchyn, Development Planner  
S. Todd, Development Planner  
M. Gervais, Development Planner  
A. Parsons, Development Planner  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

**MINUTES**  
**Planning, Design and Development Committee**

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The meeting was called to order at 1:05 p.m., and adjourned at 1:50 p.m., resumed at 7:05 p.m. and adjourned at 8:20 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.      PDD104-2003      APPROVAL OF AGENDA**
- B.                              CONFLICTS OF INTEREST**
- C.                              CONSENT**
- D 1.    PDD105-2003      INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) – EAST SIDE OF TORBRAM ROAD AND NORTH OF SANDALWOOD PARKWAY – WARD 10 (File C6E14.3)**
- D 2.    PDD106-2003      INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GLENSHORE INVESTMENTS INC. – WEST SIDE OF MCLAUGHLIN ROAD BETWEEN WANLESS DRIVE AND SANDALWOOD PARKWAY WEST – WARD 6**
- D 3.    PDD107-2003      INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTHWEST CORNER OF STEELES AVENUE WEST AND CREDITVIEW ROAD - WARD 6**
- D 4.    PDD108-2003      INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 - WARD 6 (File T4W13.6).**
- D 5.    PDD109-2003      INFORMATION REPORT – 5 DEVELOPMENT PROPOSALS INVOLVING A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE ZONING BY-LAW – SOUTH OF COUNTRYSIDE DRIVE AND WEST SIDE OF AIRPORT ROAD – WARD 10:**
- **678604 ONTARIO LIMITED (File C6E15.5 & 21T-02019B)**
  - **SUMMIT GREEN LAND CORP. (File C6E15.7 & 21T-02021B)**
  - **LORBRAM HOLDINGS INC. (File C6E15.4 & 21T-02002B)**
  - **LACIVITA INVESTMENTS LTD. (File C6E15.3 & 21T-01003B)**
  - **RAINBROOKE INVESTMENTS INC. / RYAN HOMES INC. (C6E15.6 & 21T-02020B).**
- D 6.    PDD110-2003      INFORMATION REPORT –A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) (ALSO KNOWN AS NEIGHBOURHOOD 1001) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10 (File C6E14.2)**

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- D 7. PDD111-2003 INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES TO PROVIDE CONSISTENCY AMONG THE CITY’S FOUR COMPREHENSIVE ZONING BY-LAWS (File P42CO).**
- E 1. PDD104-2003 DELEGATION - RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM (File P00GR) (Item H3)**
- E 2. PDD112-2003 DELEGATION - RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4 (File C2W2.9) (See Item O1).**
- E 3. PDD113-2003 DELEGATION -APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5 (File G33-LA) (See Item I1)**
- F 1. PDD114-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGHSRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10 (File C8E10.3)**
- F 2. PDD115-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LTD. - SOUTH OF WANLESS DRIVE - MIDWAY BETWEEN MCLAUGHLIN AND CHINGUACOUSY ROADS – WARD 6 (File C2W15.6)**
- F 3. PDD116-2003 RECOMMENDATION REPORT – GROWTH MANAGEMENT PRE-CONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6 (Files C3W15.1, C3W15.2, C3W15.3, C2W15.6, C2W15.7)**
- G 1. PDD117-2003 RECOMMENDATION REPORT – TO SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A268/02 – ANNETTE SKYERS – 133A MAIN STREET SOUTH – WARD 4 (File A268/02)**
- G 2. PDD118-2003 RECOMMENDATION REPORT – AN APPEAL BY PEEL CONDOMINIUM CORPORATION NO. 565 AND MRS. LINDA BURTON OF COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A266/01 AND CONSENT APPLICATION B50/01 – GLORIA BOWLER– 8297 MCLAUGHLIN ROAD SOUTH – WARD 4 (Files A266/01 and B50/01))**
- G 3. PDD119-2003 RECOMMENDATION REPORT – TO SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A16/03 – MIGUEL AMARAL AND LISETE AMARAL – 16 THORNTREE CRESCENT – WARD 4 (File A16/03).**
- G 4. PDD120-2003 RECOMMENDATION REPORT –TO SUPPORT APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A20/03 – JOSEPH ALBANESE LTD – 30 MELANIE DRIVE – WARD 9 (File A20/03).**

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- G 5. PDD121-2003 RECOMMENDATION REPORT –TO APPEAL COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A89/03 – FINANCIAL DRIVE PROPERTIES – WARD 6 (File A89/03)**
- H 1. PDD122-2003 INFORMATION REPORT – PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6 (File G33 CH).**
- H 2. PDD123-2003 RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75 CE)**
- H 3. PDD124–2003 RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM (File P00GR)**
- I 1. PDD113-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5 (File G33-LA) (See Delegation E3)**
- I 2. PDD125-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2003 (File B11)**
- J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
- K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- L. MINUTES**
- M 1. MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**
- M 2. PDD126-2003 INFORMATION REPORT – ONTARIO MUNICIPAL BOARD DECISION - APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR SUBDIVISION – BRAM EAST LANDOWNERS GROUP- WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD - WARD 10 (Files C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3)**
- M 3. PDD127 –2003 INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS (File P26S-00)**
- N 1. PDD128-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- O 1. PDD112-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4 (File C2W2.9) (See Delegation E2).**
- P 1. PDD129-2003 FINAL REPORT OF THE GTA TASK FORCE ON OMB REFORM REQUESTING SUPPORT FOR REFORM OF THE PLANNING APPEAL PROCESS IN ONTARIO (File G10 OM)**

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- P 2.    PDD130-2003    NEW TATION – GEORGETOWN CORRIDOR “PLEASANT STATION”  
REQUESTING ASSISTANCE OF COUNCIL IN CHOOSING A NAME FOR  
THE STATION (File T50 GO)**
- P 3.    PDD131-2003    RESOLUTION REGARDING THE IMPACT OF GROWTH ON  
HOSPITALS, POLICING AND HUMAN SERVICES (File G70 RE)**
- P 4.    PDD132-2003    RESOLUTION – SUPPORT OF COMPREHENSIVE WATER  
MANAGEMENT STRATEGY (File G75 MU)**
- P 5.    PDD133-2003    RESOLUTION -RESPONSE TO SMART GROWTH PANEL DISCUSSION  
PAPER (File P00GR)**
- Q.                      QUESTION PERIOD**
- R.                      PUBLIC QUESTION PERIOD**
- S.    PDD134-2003    ADJOURNMENT**

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City Councillor Gibson, Chair



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**A. APPROVAL OF THE AGENDA**

PDD104-2003 That the agenda for the Planning, Design and Development Committee Meeting dated April 7, 2003, be amended:

To withdraw delegation request:

E 1. Mr. Colin Chung, Glen Schnarr & Associates, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR) (See Item H3)

To add:

Correspondence from Mr. M. Gagnon, GLB Urban Planners Ltd., dated April 7, 2003, requesting deferral, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, G1, G2, G3, G4, H1, H2, I2, M2, N1, P1, P2, P3, P4, P5)

**D. PUBLIC MEETING REPORTS**

D 1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated March 17, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) – EAST SIDE OF TORBRAM ROAD AND NORTH OF SANDALWOOD PARKWAY – WARD 10** (File C6E14.3).

Ms. M. Gervais, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Patrick Argiro, 10719 Torbram Road, Brampton, on behalf of his parents and his neighbour Mr. Ubhi Kulvinder, 10705 Torbram Road, expressed concerns which included the following:

- The present and future use of development lands
- Whether the elevation of the lands would be changed to accommodate the proposed condominiums
- Who is responsible in the event of flooding of the adjacent lands if the land elevation is changed
- Impact on the existing septic systems
- Loss of privacy
- Increased noise
- Whether traffic lights would be installed at the intersection of Australia Drive and Torbram Road
- Increased traffic
- Future access to Australia Drive
- Timelines involved with respect to the widening of Torbram Road and its impact on their properties
- Questioned whether the future development potential of their lots has been protected

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Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD105-2003
1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated March 17, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) – EAST SIDE OF TORBRAM ROAD AND NORTH OF SANDALWOOD PARKWAY – WARD 10** (File C6E14.3) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GLENSHORE INVESTMENTS INC. – WEST SIDE OF MCLAUGHLIN ROAD BETWEEN WANLESS DRIVE AND SANDALWOOD PARKWAY WEST – WARD 6** (File C2W15.7).

No members of the public addressed Committee regarding this item.

- PDD106-2003
1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GLENSHORE INVESTMENTS INC. – WEST SIDE OF MCLAUGHLIN ROAD BETWEEN WANLESS DRIVE AND SANDALWOOD PARKWAY WEST – WARD 6** (File C2W15.7) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated March 18, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTHWEST CORNER OF STEELES AVENUE WEST AND CREDITVIEW ROAD - WARD 6** (File T4W15.11).

Ms. Carole Miles, 7895 Creditview Road, Brampton, advised that she had no objections to the construction of a church on the subject property but expressed concerns with respect to the proposed construction of the manse building and the possible destruction of the woodlot to the south of the proposal.

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Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD107-2003
1. That the report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated March 18, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTHWEST CORNER OF STEELES AVENUE WEST AND CREDITVIEW ROAD - WARD 6** (File T4W15.11) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated March 17, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 - WARD 6** (File T4W13.6).

No members of the public addressed Committee regarding this item.

- PDD108-2003
1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated March 17, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 - WARD 6** (File T4W13.6) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 5. Report from D. Kraszewski, Manager of Development Services, P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner and S. Todd, Development Planner, Planning, Design and Development, dated March 20, 2003, re: **INFORMATION REPORT – 5 DEVELOPMENT PROPOSALS INVOLVING A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE ZONING BY-LAW – SOUTH OF COUNTRYSIDE DRIVE AND WEST SIDE OF AIRPORT ROAD – WARD 10:**

- **678604 ONTARIO LIMITED** (File C6E15.5 & 21T-02019B)
- **SUMMIT GREEN LAND CORP.** (File C6E15.7 & 21T-02021B)
- **LORBRAM HOLDINGS INC.** (File C6E15.4 & 21T-02002B)
- **LACIVITA INVESTMENTS LTD.** (File C6E15.3 & 21T-01003B)
- **RAINBROOKE INVESTMENTS INC. / RYAN HOMES INC.** (C6E15.6 & 21T-02020B).

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Mr. R. Nykyforchyn, Development Planner, gave a presentation and outlined details of the proposals.

Ms. Rita Demcheson, 24 Hollowgrove Boulevard, Brampton, advised that she opposes the proposed development for reasons that included the following:

- Concern about the lack of public services
- Traffic congestion
- Subdivisions should be completed by developers within a given time frame for assumption by the City
- On-street parking
- All major roads should be developed and expanded before development occurs
- Lot sizes for semi-detached homes should be at least 45 feet in width with two garages
- Houses are built too close together
- Lack of schools in the area

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD109-2003
1. That the report from D. Kraszewski, Manager of Development Services, P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner and S. Todd, Development Planner, Planning, Design and Development, dated March 20, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re:  
**INFORMATION REPORT – 5 DEVELOPMENT PROPOSALS INVOLVING A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE ZONING BY-LAW – SOUTH OF COUNTRYSIDE DRIVE AND WEST SIDE OF AIRPORT ROAD – WARD 10:**
    - **678604 ONTARIO LIMITED** (File C6E15.5 & 21T-02019B)
    - **SUMMIT GREEN LAND CORP.** (File C6E15.7 & 21T-02021B)
    - **LORBRAM HOLDINGS INC.** (File C6E15.4 & 21T-02002B)
    - **LACIVITA INVESTMENTS LTD.** (File C6E15.3 & 21T-01003B)
    - **RAINBROOKE INVESTMENTS INC. / RYAN HOMES INC.** (C6E15.6 & 21T-02020B) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 6. Report from P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 24, 2003, re: **INFORMATION REPORT –A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) (ALSO KNOWN AS NEIGHBOURHOOD 1001) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C6E14.2).

No members of the public addressed Committee regarding this item.

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- PDD110-2003    1.        That the report from P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 24, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – A DRAFT PLAN OF PROPOSED SUBDIVISION AND AN APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS DEVELOPMENT (CASA NORTH INVESTMENTS) (ALSO KNOWN AS NEIGHBOURHOOD 1001) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C6E14.2) be received; and,
2.        That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 7.        Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated March 5, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES TO PROVIDE CONSISTENCY AMONG THE CITY’S FOUR COMPREHENSIVE ZONING BY-LAWS** (File P42CO).

No members of the public addressed Committee regarding this item.

- PDD111-2003    1.        That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated March 5, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES TO PROVIDE CONSISTENCY AMONG THE CITY’S FOUR COMPREHENSIVE ZONING BY-LAWS** (File P42CO) be received; and,
2.        That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend the City zoning by-laws with respect to Residential zones.

CARRIED

**E.        DELEGATION**

- E 1.        Mr. Colin Chung, Glen Schnarr & Associates, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR) (Item H3)

Delegation request withdrawn under Approval of Agenda Recommendation PDD104-2003.

- E 2.        Delegation, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED – 1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) (See Item O1).

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1. Mr. John S. Herd, 8240 McLaughlin Road South, Brampton
2. Mr. J. Bowie, 50 Copeland Road, Brampton
3. Ms. K. Beethan, 10 Aron Drive, Brampton

Mr. J. Bowie and Ms. K. Beethan were not present for this item.

Mr. John S. Herd, 8240 McLaughlin Road, advised that he does not support the proposed development and expressed concerns which included the following:

- The size of the homes proposed is not compatible with the existing homes
- Increased traffic
- The proposed development will reduce the value of the existing properties
- Considers his land to be useless because of proposed development
- Did not approve of revised application to reduce the number of lots to be developed
- Concerned about the impact of the proposed extension of Copeland Road on his property

Discussion took place and included the following:

- Proposed development and its impact on the neighbouring residents
- Reasons for the revised application which eliminated two lots
- Present zoning designation
- Possibility of construction vehicles accessing the proposed development area from McLaughlin Road

Staff provided clarification with respect to the revised application being submitted and explained that this was required to accommodate the future southerly extension of Copeland Road and that it did not preclude development of the two lots that were eliminated from the original proposal.

Item O1 was brought forward and dealt with at this time

- PDD112-2003
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated February 13, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re:  
**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) be received; and,
  2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps.
  3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. This agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  4. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.

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5. That prior to the issuance of draft approval, a Preliminary Noise Attenuation Study shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
6. That prior to the issuance of draft approval, a Geotechnical Slope Stability Analysis shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
7. That prior to issuance of draft approval, any outstanding final comments from external agencies and/or internal departments and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
8. That prior to issuance of draft approval, the applicant shall submit for approval by the City, architectural design guidelines that detail the overall intended form for the proposed homes, including façade treatment, building materials and rooflines;
9. That prior to the issuance of draft approval, the applicant shall agree, in writing to the form and content of the implementing zoning by-law to the satisfaction of the Commissioner of the Planning Design and Development Department;
10. That this application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law for enactment by Council; and,
11. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - a. any necessary red-line revisions to the draft plan identified by staff; and,
  - b. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
    - 1) That prior to the issuance of draft approval the applicant shall provide a letter of credit, to the satisfaction of the Commissioner of Works and Transportation, to ensure all works within the existing and future Aron Drive right-of-way will conform to City standards. These securities shall be sufficient to complete alterations to accommodate the proposed extension of Aron Drive and the planned future extension of Copeland Road.

CARRIED

- E 3. Mr. Mark Emery, Vice President, Weston Consulting Group Inc., re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5** (File G33-LA) (See Item I1).

Mr. Mark Emery, Vice President, Weston Consulting, was present for this item.

The following motion was introduced:

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“Whereas the dwelling at 63 Mill Street North is part of a rezoning of the Historical Hewetson Shoe Building at 57 Mill Street North; and

“Whereas the newly renovated and rezoned property at 57 Mill Street North is being successfully rented and parking is necessary immediately; and

“Whereas a new concept plan and site plan are being completed to submit to the City in the next few weeks; and

Therefore be it resolved that the application for a permit to demolish the residential home located at 63 Mill Street North be approved”.

Item II was brought forward and dealt with at this time.

- PDD113-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 26, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5** (File G33-LA) be received; and
  2. That the delegation of Mr. Mark Emery, Vice President, Weston Consulting Group Inc., re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5** (File G33-LA), be received; and,
  3. Whereas the dwelling at 63 Mill Street North is part of a rezoning of the Historical Hewitson Shoe Building at 57 Mill Street North, and  
  
Whereas the newly renovated and rezoned property at 57 Mill Street North is being successfully rented and parking is necessary immediately, and  
  
Whereas a new concept plan and site plan are being completed to submit to the City in the next few weeks, and  
  
Therefore be it resolved that the application for a permit to demolish the residential home located at 63 Mill Street North be approved, subject to standard permit conditions.

CARRIED

**F. DEVELOPMENT TEAM REPORTS**

- \* F 1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated March 12, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGHSRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10** (File C8E10.3).
- PDD114-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated March 12, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGHSRING ESTATES INC. – SOUTHEAST CORNER OF CASTLEMORE ROAD AND GOREWAY DRIVE – WARD 10** (File C8E10.3) be received; and,



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2. That the application to amend the Official Plan and Zoning By-law be approved subject to the following conditions:
  - 1) That appropriate amendments be made to the Bram East Secondary Plan Area (SP 41) to re-designate the subject lands from Place of Worship to “Residential: Low/Medium Density” and “Residential: Low Density - Special Policy Area 4B”
  - 2) That the associated draft plan of subdivision under file 21T-99021B (C8E10.2 and conditions of draft approval be revised as follows:
    - a) to delete the block reserved for a place of worship and establish a lot pattern in accordance with the secondary plan and to match the adjacent lot fabric.
    - b) To include a condition that the developer provide for a gateway feature, to the satisfaction of the City, at the southeast corner of Castlemore Road and Goreway Drive.
  - 3) That the implementing zoning by-law rezone the lands for residential purposes.
3. That this decision be considered null and void and a new development application be required, unless an Official Plan Amendment is adopted and a zoning by-law is passed within 18 months of the this approval.

CARRIED

- F 2. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LTD. - SOUTH OF WANLESS DRIVE - MIDWAY BETWEEN MCLAUGHLIN AND CHINGUACOUSY ROADS – WARD 6** (File C2W15.6).
- PDD115-2003
1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LTD. - SOUTH OF WANLESS DRIVE - MIDWAY BETWEEN MCLAUGHLIN AND CHINGUACOUSY ROADS – WARD 6** (File C2W15.6) be received; and,
  2. That prior to the issuance of draft plan approval, the Official Plan Amendment on these lands shall be approved;
  3. That prior to the issuance of draft plan approval, the applicant shall enter into a letter of undertaking satisfactory to the City to make available the right of way and any other physical, legal and administrative matters needed from the owners to facilitate the construction of Queen Mary Drive along the eastern edge of the lands to, and including the intersection with, Wanless Drive, and other infrastructure as required for co-ordination with surrounding developments.
  4. That prior to the issuance of draft plan approval, the City shall be satisfied that connections to an adequate stormwater management facility can be achieved and that road connections are available.

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5. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
6. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from any circulated internal departments and external agencies shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
7. That prior to the issuance of draft plan approval, a Functional Servicing Report / Master Servicing Plan in support of the latest proposed draft plan dated revised February 13, 2003, shall be approved by the Credit Valley Conservation and the City;
8. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and Credit Valley Conservation.
9. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis Study satisfactory to the Commissioner of Planning, Design and Development shall be submitted to the City in support of the latest proposed draft plan dated revised February 13, 2003 for review and approval by the City;
10. That prior to the issuance of draft plan approval, the applicant shall submit a vegetation assessment to the satisfaction of the City;
11. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
12. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law.
14. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
15. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - (i) Any necessary red-line revisions to the draft plan identified by staff: and,

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- (ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

CARRIED

- F 3. Report from K. Ash, Manager of Development Services, A. Smith, Manager of Growth Management and Special Policy and T. Goodeve, Development Planner, Planning, Design and Development, dated March 31, 2003, re: **RECOMMENDATION REPORT – GROWTH MANAGEMENT PRE-CONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (Files C3W15.1, C3W15.2, C3W15.3, C2W15.6, C2W15.7).

- PDD116-2003 1. That the report from K. Ash, Manager of Development Services, A. Smith, Manager of Growth Management and Special Policy and T. Goodeve, Development Planner, Planning, Design and Development, dated March 31, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – GROWTH MANAGEMENT PRE-CONDITION(S) FOR PLANS OF SUBDIVISION WITHIN THE FLETCHER’S MEADOW SECONDARY PLAN AREA (AREA 44) – WARD 6** (Files C3W15.1, C3W15.2, C3W15.3, C2W15.6, C2W15.7) be received; and,
2. That the development approval process proceed for proposed draft plans of subdivision:
- 21T-02004B (Huntingwood Developments; City File: C2W15.6),
  - 21T-02012B (1167 Wanless Limited; City File: C3W15.1),
  - 21T-02014B (841521 Ontario Limited; City File: C3W15.2),
  - 21T-02017B (Thorn Bush Developments Inc.; City File: C3W15.3) and
  - 21T-03004B (Glenshore Investments Inc.; City File: C2W15.7)
- in consideration of critical school accommodation issues, development co-ordination issues and the road network improvements to be in place by the end of 2005, and

That any and all growth management ‘prior to’ condition(s) that currently apply to the above noted developments be rescinded and new ‘prior to’ draft approval conditions be applied as follows:

- (i) Plan 21T-02017B (Thorn Bush Developments Inc. (Great Gulf Homes); City File: C3W15.3)
- “Prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City committing to undertake all the necessary administrative, legal, and operational steps necessary to provide, in coordination with 841521 Ontario Limited (Mattamy Homes), a fully serviced school site acceptable to the Peel District School Board; in this regard, the site shall be available to the Board by September 2003 in order that the Board may commence the process of constructing an elementary school for a target opening date in September 2004.”
- (ii) Plan 21T-02014B (841521 Ontario Limited (Mattamy Homes); City File: C3W15.2)
- “Prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City committing to undertake all the

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necessary administrative, legal, and operational steps necessary to provide, in coordination with Thorn Bush Developments Inc. (Great Gulf Homes), a fully serviced school site acceptable to the Peel District School Board; in this regard, the site shall be available to the Board by September 2003 in order that the Board may commence the process of constructing an elementary school for a target opening date in September 2004.”

- (iii) Plan 21T-02012B (1167 Wanless Limited (Stanford Homes); City File: C3W15.1)

“Prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City and the Credit Valley Conservation committing to undertake all the necessary administrative, legal, and operational steps necessary to provide a realigned watercourse corridor on Block 143 of the subject plan and the Chinguacousy Road culvert for the Fletcher’s Creek tributary, in accordance with the requirements and to the satisfaction of the City and the Credit Valley Conservation, to facilitate the development of external lands dependent upon the realignment of the tributary through the subject plan.”

- (iv) Plan 21T-02004B (Huntingwood Developments; City File: C2W15.6)

(a) “Prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City to make available the right of way and any other physical, legal, and administrative matters needed from the owners to facilitate the construction of Queen Mary Drive along the eastern edge of the lands to, and including the intersection with, Wanless Drive, and other infrastructure as required for co-ordination with surrounding developments.

(b) “Prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval.”

- (v) Plan 21T-03004B (Glenshore Investments Inc.; City File: C2W15.7)

(a) “Prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City to make available the right of way and any other physical, legal, and administrative matters needed from the owners to facilitate the construction of Queen Mary Drive through their lands, and other infrastructure as required for co-ordination with surrounding developments.”

(b) “Prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval.”

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3. That the Region of Peel be advised that the City of Brampton supports the Region's efforts to complete the Bovaird Drive Environmental Assessment and undertake detailed design work of the planned road widenings in a timely fashion, and that the Region be encouraged to pursue innovative and aggressive tendering and construction methods (e.g., concurrent rather than consecutive construction of the road segment improvements and advanced timing of key intersection improvements) to deliver as quickly as possible road link and intersection improvements on Bovaird Drive between Mississauga Road and Highway 410.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated March 19, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A268/02 – ANNETTE SKYERS – 133A MAIN STREET SOUTH – WARD 4** (File A268/02).

- PDD117-2003 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated March 19, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A268/02 – ANNETTE SKYERS – 133A MAIN STREET SOUTH – WARD 4** (File A268/02) be received; and
2. That staff be directed to attend the April 22, 2003 Ontario Municipal Board hearing in support of the Committee of Adjustment decision to refuse the day nursery use.

CARRIED

- \* G 2. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated March 19, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A266/01 AND CONSENT APPLICATION B50/01 – GLORIA BOWLER – 8297 MCLAUGHLIN ROAD SOUTH – WARD 4** (File A266/01).

- PDD118-2003 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated March 19, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A266/01 AND CONSENT APPLICATION B50/01 – GLORIA BOWLER – 8297 MCLAUGHLIN ROAD SOUTH – WARD 4** (File A266/01) be received; and,
2. That staff be directed to attend the April 28, 2003 Ontario Municipal Board hearing in support of the Committee of Adjustment decision to approve the above noted consent and minor variance applications.

CARRIED

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- \* G 3. Report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A16/03 – MIGUEL AMARAL AND LISETE AMARAL – 16 THORNTREE CRESCENT – WARD 4** (File A16/03).

- PDD119-2003 1. That the report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A16/03 – MIGUEL AMARAL AND LISETE AMARAL – 16 THORNTREE CRESCENT – WARD 4** (File A16/03) be received; and,
2. That staff be directed to attend the May 5, 2003 Ontario Municipal Board hearing in support of the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

- \* G4. Report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, re: **RECOMMENDATION REPORT –TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A20/03 – JOSEPH ALBANESE LTD – 30 MELANIE DRIVE – WARD 9** (File A20/03).

- PDD120-2003 1. That the report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated April 7, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT –TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A20/03 – JOSEPH ALBANESE LTD – 30 MELANIE DRIVE – WARD 9** (File A20/03) be received; and,
2. That staff be directed to attend the May 7, 2003 Ontario Municipal Board hearing in support of the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

- G5. Report from P. Snape, Manager of Development Services, Development Planner, Planning, Design and Development, dated April 2, 2003, re: **RECOMMENDATION REPORT –TO APPEAL COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A89/03 – FINANCIAL DRIVE PROPERTIES – WARD 6** (File A89/03).

A motion was introduced to not approve the staff recommendation, and to not appeal the Committee of Adjustment decision.

- PDD121-2003 1. That the report from P. Snape, Manager of Development Services, Development Planner, Planning, Design and Development, dated April 2, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT –TO APPEAL COMMITTEE OF ADJUSTMENT DECISION TO APPROVE MINOR VARIANCE APPLICATION A89/03 – FINANCIAL DRIVE PROPERTIES – WARD 6** (File A89/03) be received; and,

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2. That staff be directed not to appeal the decision of the Committee of Adjustment decision to approve the minor variance application.

CARRIED

**H. POLICY PLANNING REPORTS**

- \* H 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 26, 2003, re: **INFORMATION REPORT – PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33 CH).

PDD122-2003 That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 26, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33 CH) be received.

CARRIED

- \* H 2. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated March 20, 2003, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

- PDD123-2003
1. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated March 20, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,
  2. That the amendment to Section 6.2.2(3) of the Community Improvement Plan as discussed in the staff report, be approved; and,
  3. That the Ministry of Municipal Affairs and Housing be requested to approve the amendment to Section 6.2.2(3) of the Community Improvement Plan as discussed in the staff report; and,
  4. That the City Clerk be requested to forward a copy of this report and the decision of Council to the Municipal Services Office, Central Region, of the Ministry of Municipal Affairs and Housing.

CARRIED

- H 3. Report from W. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated March 27, 2003, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR)

Discussion took place with respect to the following:

- Impact of the Growth Management Program on traffic congestion in the Sandalwood Parkway and Heart Lake Road

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- Suggestion that home buyers should be informed by builders about traffic congestion in the Sandalwood Parkway and Heart Lake Road area
- Financial impact of the Growth Management on the City's budget
- To develop a financial model that includes information with respect to how much growth can be accommodated within the City
- Coordinating infrastructure to accommodate the fast pace of growth
- Services provided by the Region of Peel
- Formula for calculating Development Charges

Staff clarified issues and concerns raised by Committee and advised that the Growth Management Program will provide the opportunity for staff to better identify and deal with issues that arise from increased growth and development within the City.

The following motion was considered:

- PDD124-2003
1. That the report from W. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated March 27, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR) be received; and,
  2. That the Policy, Strategic and Secondary Plan Implementation recommendations of the December 10, 2002 Report titled "Recommendation Report: Brampton Growth Management Program (GMP)" which were deferred by Planning Design and Development Committee, pending final consultation with agencies, the Business Liaison Group, the broader development industry, and the public now be adopted as set out in this Supplementary Report.

Policy Recommendations

3. That the Brampton Growth Management Program (GMP) as outlined in the "Brampton Growth Management Program – Development Outlook Report" dated April 2003, be adopted as the City's strategy for better coordinating growth with infrastructure, recognizing that the GMP may result in both:
  - Recommendations for public agencies regarding the planning and budgeting of services and infrastructure; and
  - Recommendations regarding the timing, sequencing and staging of new development, as specific conditions of development approval.
4. That staff be directed to implement the Brampton Growth Management Program, as adopted, including the following timelines for data management, reporting and information exchange elements:
  - **Annual** Growth Management Program Development Outlook Reports;
  - **Quarterly** Summary Development Outlook Reports;
  - **Annual** Growth Management Symposium with the City's main partners in managing growth including the Region of Peel, school boards, conservation authorities and the development industry.
5. That staff be directed to implement the Brampton Growth Management Program through the review and approval process for all development applications within the City including:
  - Specific information related to growth management issues within the "Summary Impact Table" of all **Information Reports**; and



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- Specific recommendations regarding growth management issues in all **Recommendation Reports** forwarded to Council.
6. That staff be directed to develop and undertake an ongoing public communications program including internet, media and other initiatives to publicize the Brampton Growth Management Program and obtain ongoing resident input and feedback regarding the GMP.
  7. That staff be directed to work with the Region of Peel and school boards to develop a protocol for managing input into the development review process to ensure growth management issues are identified and addressed in a timely fashion. For school boards, the protocol should document the City's commitment to ensure that school sites are available with adequate lead time to provide new schools when required and consider other school capacity issues in the development review process (i.e. availability of holding school capacity).

Strategic Recommendations

8. That staff continue to monitor ongoing strategic initiatives such as the Strategic Plan Review, the Transportation and Transit Master Plan, Parks and Open Space Master Plan and Development Charges Review and incorporate the key findings and recommendations of these initiatives into the Brampton GMP, as appropriate.
9. That, although the existing policy framework provides sufficient authority to implement the Brampton GMP, staff be directed to review the existing Financial and Phasing policies, and Implementation policies of the Brampton Official Plan through the ongoing 5 year review of the City's Official Plan, to determine what, if any, adjustments are appropriate to specifically reference the new Brampton GMP.
10. That the required additional staff (as approved in the 2003 current budget) and other resources necessary to implement the Growth Management Program including improved data management, information exchange and reporting, be applied to implementation of the GMP as set out in the Development Outlook Report.

Secondary Plan Implementation Recommendations

11. That staff be directed to continue to refine the Growth Management Implementation Details by Secondary Planning Area (with a priority on completing details for SP 45 Credit Valley, SP 40 Bram West and SP 2 Northwest Sandalwood Parkway), report back to Planning Design and Development Committee with the results, and implications and use this, and other available data, in the planning and budgeting of infrastructure and services, review of staging and sequencing components of block and tertiary plans, and the review of development proposals.
12. That staff be directed to undertake the steps and actions necessary to address the priority issues identified in Section 6.3 of the Development Outlook Report, including applying appropriate preconditions and or conditions of approval to development proposals moving through the process within these areas to ensure adequate service levels will be maintained at unit occupancy for existing and future residents.

CARRIED

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**I. BUILDING AND ZONING REPORTS**

- I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 26, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 63 MILL STREET NORTH – WARD 5** (File G33-LA) (See Delegation E3).

**DEALT WITH UNDER DELEGATION ITEM E3, RECOMMENDATION PDD113-2003**

- \* I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 26, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2003** (File B11).

PDD125-2003 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 26, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2003** (File B11) be received.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**L. MINUTES**

- L 1. **BRAMPTON HERITAGE BOARD MINUTES -nil**
- L 2. **FLOWER CITY STRATEGY COMMITTEE - nil**
- L 3. **EDUCATION LIAISON COMMITTEE MINUTES – nil**

**M. OTHER/NEW BUSINESS**

- M 1. **MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION - nil**

- \* M 2. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated March 17, 2003, re: **INFORMATION REPORT – ONTARIO MUNICIPAL BOARD DECISION - APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR SUBDIVISION – BRAM EAST LANDOWNERS GROUP- WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD - WARD 10** (Files C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3).

PDD126-2003 That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated March 17, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – ONTARIO MUNICIPAL BOARD DECISION - APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR SUBDIVISION – BRAM EAST LANDOWNERS GROUP- WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD - WARD 10** (Files C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3) be received.

CARRIED

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- M 3. Report from J. Corbett, Director of Land Development Services, Planning, Design and Development, and M. Gervais, Development Planner, dated March 17, 2003, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00).

Correspondence was received from Mr. M. Gagnon, GLB Urban Planners Ltd., dated April 7, 2003, by the City Clerk's Office requesting deferral of this matter.

The following motion was considered:

- PDD127 –2003 1. That the report from J. Corbett, Director of Land Development Services, Planning, Design and Development, and M. Gervais, Development Planner, dated March 17, 2003, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00) be deferred to Planning, Design and Development Committee Meeting of April 23, 2003 to afford the agent of affected landowners to meet with staff to discuss aspects of the report; and,
2. That the correspondence from Mr. M. Gagnon, GLB Urban Planners Ltd., dated April 7, 2003, requesting deferral, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00) be received.

CARRIED

**N. REFERRED MATTERS**

- \* N 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD128-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of April 7, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. DEFERRED MATTERS**

- O 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated February 13, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED –1414175 ONTARIO LTD. – WEST SIDE OF MCLAUGHLIN ROAD - ABOUT 100 METRES NORTH OF CHAROLAIS BOULEVARD – WARD 4** (File C2W2.9) (See Delegation E2).

**DEALT WITH UNDER DELEGATION ITEM E2, RECOMMENDATION PDD112-2003**

**P. CORRESPONDENCE**

- \* P 1. Correspondence from the GTA Task Force on OMB Reform dated March 7, 2003, re: **FINAL REPORT OF THE GTA TASK FORCE ON OMB REFORM REQUESTING SUPPORT FOR REFORM OF THE PLANNING APPEAL PROCESS IN ONTARIO** (File G10 OM).

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PDD129-2003 That the correspondence from the GTA Task Force on OMB Reform dated March 7, 2003, re: **FINAL REPORT OF THE GTA TASK FORCE ON OMB REFORM REQUESTING SUPPORT FOR REFORM OF THE PLANNING APPEAL PROCESS IN ONTARIO** (File G10 OM) be received.

CARRIED

\* P 2. Correspondence from GO Transit dated March 3, 2003, re: **NEW STATION – GEORGETOWN CORRIDOR “PLEASANT STATION” REQUESTING ASSISTANCE OF COUNCIL IN CHOOSING A NAME FOR THE STATION** (File T50 GO).

PDD130-2003 1. That the correspondence from GO Transit dated March 3, 2003, re: **NEW STATION – GEORGETOWN CORRIDOR “PLEASANT STATION” REQUESTING ASSISTANCE OF COUNCIL IN CHOOSING A NAME FOR THE STATION** (File T50 GO) be received; and,

2. That staff be directed to prepare a report to be presented to a future Planning Design and Development Committee meeting.

CARRIED

\* P 3. Correspondence from the Region of Peel dated March 12, 2003, re: **RESOLUTION REGARDING THE IMPACT OF GROWTH ON HOSPITALS, POLICING AND HUMAN SERVICES** (File G70 RE).

PDD131-2003 1. That the correspondence from the Region of Peel dated March 12, 2003, re: **RESOLUTION REGARDING THE IMPACT OF GROWTH ON HOSPITALS, POLICING AND HUMAN SERVICES** (File G70 RE) be received.

2. That staff of the Planning, Design and Development and Finance Departments be directed to prepare a report to be presented to a future Planning, Design and Development Committee meeting.

CARRIED

\* P 4. Correspondence from the Township of Amaranth dated January 9, 2003, re: **RESOLUTION – SUPPORT OF COMPREHENSIVE WATER MANAGEMENT STRATEGY** (File G75 MU).

PDD132-2003 That the correspondence from the Township of Amaranth dated January 9, 2003, re: **RESOLUTION – SUPPORT OF COMPREHENSIVE WATER MANAGEMENT STRATEGY** (File G75 MU) be received.

CARRIED

\* P 5. Correspondence from the Region of Peel dated March 24, 2003, re: **RESOLUTION - RESPONSE TO SMART GROWTH PANEL DISCUSSION PAPER** (File P00GR).

PDD133-2003 That the correspondence from the Region of Peel dated March 24, 2003, re: **RESOLUTION - RESPONSE TO SMART GROWTH PANEL DISCUSSION PAPER** (File P00GR) be received.

CARRIED

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**Q.     QUESTION PERIOD**

- Q 1.     City Councillor John Hutton raised concerns with respect to the possible lack of quorum for the Flower City Strategy Committee meeting of April 8, 2003 as a Planning, Design and Development workshop was also scheduled for the same time. Staff responded that in future all dates for meetings will be confirmed with the City Clerk's Office.
- Q 2.     Regional Councillor Paul Palleschi provided an update on the status of the Highway 410 extension. The possibility of issuing a press release on this matter was discussed and staff indicated that they will work with the Public Relations office in putting it together and have it ready for area Councillors to be reviewed the next day before being released.
- Q 3.     City Councillor John Sprovieri requested an update on construction of the bridge on Sandalwood Parkway and staff responded that plans were submitted by the developer and are being reviewed by staff.
- Q 4.     City Councillor Grant Gibson referred to a request from a constituent in his ward who would like delivery trucks prevented from entering the street. Legal Service Department staff advised that a report would be prepared and presented to the By-law Committee.

**R.     PUBLIC QUESTION PERIOD - nil**

**S.     ADJOURNMENT**

PDD134-2003     That the Planning, Design and Development Committee do now adjourn to meet again on Wednesday, April 23, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 8:20 p.m., April 7, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**APRIL 23, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
Regional Councillor L. Bissell – Wards 1 and 5  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore - Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor S. DiMarco – Wards 3 and 4 (personal)

**Staff Present:**

**Planning, Design and Development**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
W. Lee, Associate Director, Special Projects  
D. Waters, Manager of Land Use Policy  
P. Cooper, Central Area Planner  
P. Aldunate, Policy Planner

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:04 p.m., recessed at 2:40 p.m, moved into Special Council at 2:55 p.m., reconvened at 3:16 p.m., recessed at 3:29 p.m., reconvened at 3:36 p.m. and adjourned at 3:55 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.          PDD135-2003    APPROVAL OF AGENDA**
- B.                                CONFLICTS OF INTEREST**
- C.                                CONSENT**
- D 1.      PDD136-2003    STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE) (See Item F2)**
- D 2.      PDD137-2003    STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45) (File OP93-197) (See Item F9).**
- F 1.      PDD138-2002    RECOMMENDATION REPORT – BRAMPTON AIRPORT OPERATING AREA POLICIES (File P40 LE)**
- F 2.      PDD136-2003    STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE) (See Delegation D1)**
- F 3.      PDD139-2003    APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – STANLEY CROUCH AND RUTH CROUCH – 7742 CHURCHVILLE ROAD – WARD 6 (G33LA)**
- F 4.      PDD140-2003    APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – ANTONIO AND MICHELLE SOUSA – 1309 MARTIN’S BOULEVARD – WARD 6 (G33LA)**
- F 5.      PDD141-2003    URBAN TRANSPORTATION SHOWCASE PROGRAM (UTSP) – GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM (File G65 SP)**
- F 6.      PDD142-2003    STATUS REPORT – PROPOSED MOUNT PLEASANT SMART GROWTH COMMUNITY (File P25 RE)**
- F 7.      PDD143-2003    INFORMATION REPORT – FEDERAL ELECTORAL BOUNDARIES COMMISSION REPORT FOR ONTARIO (File M25)**
- F 8.      PDD144-2003    INTENTION TO DESIGNATE UNDER PART 1V OF THE ONTARIO HERITAGE ACT – CONCRETE BOWSTRING ARCH BRIDGE - CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6 (File G33LA).**
- F 9.      PDD137-2003    STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45) (File OP93-197) (See Delegation Item D2).**
- G 1.      PDD145-2003    RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A350/02 – 1382518 ONTARIO LIMITED – 55 SELBY ROAD – WARD 3**

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- H 1. PDD146-2003. BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2003 (File B11)**
- H 2. PDD147-2003 RECOMMENDATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES (File P42CO)**
- I. COMMUNITY DESIGN – PARKS PLANNING AND DEVELOPMENT REPORTS**
- J 1. PDD148-2003 SUBDIVISION ASSUMPTION - KENDRA COURT- 43M-1347 - SANDRINGHAM NEIGHBOURHOOD 201 PHASES 1 TO 4 – 43M-1236, 43M-1250, 43M-1260 AND 43M-1288 – WELLINGDALE NEIGHBOURHOOD 401-C – 43M-1299 AND 43M-1300 (Files C1W17.12, C3E12.2 and C5E12.4)**
- K 2. PDD149-2003 MINUTES OF THE FLOWER CITY STRATEGY COMMITTEE MEETING OF APRIL 8, 2003**
- L 1. MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION**
- M 1. PDD150-2003 INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS (File P26S-00)**
- N 1. PDD151-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- O 1. PDD152-2003 THE NUTRIENT MANAGEMENT ACT – REQUEST FOR COUNCIL’S CONSIDERATION AND SUPPORT**
- O 2. PDD153-2003 COUNCIL RESOLUTION- SMART GROWTH PAPERS “SHAPE THE FUTURE” CENTRAL ONTARIO SMART GROWTH PANEL DISCUSSION PAPER – “INVESTING FOR TOMORROW – MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO”**
- P. QUESTION PERIOD**
- Q. PUBLIC QUESTION PERIOD**
- R. PDD154-2003 ADJOURNMENT**

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City Councillor Gibson, Chair



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**A. APPROVAL OF AGENDA**

PDD135-2003 That the Agenda for the Planning, Design and Development Committee Meeting of April 23, 2003 be amended to add:

Delegations:

- D 1. Ms. Jennifer Bozzo, GLB Urban Planners Ltd, request dated April 23, 2003, re: **STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE)** (See Item F2).
- D 2. Mr. Ronald K. Webb, Davis Webb Schulze & Moon, request dated April 23, 2003, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP93-197) (See Item F9).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F3, F4, F5, F8, G1, H1, K2, N1, O1, O2)

**D. DELEGATIONS**

- D 1. Ms. Jennifer Bozzo, GLB Urban Planners Ltd, request dated April 23, 2003, re: **STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE)** (See Item F2).

Ms. Jennifer Bozzo, GLB Urban Planners Ltd., on behalf of Urban Renaissance who is the developer for the former Queens Gate Lands located on the southwest quadrant of Queen Street East and Kennedy Road, requested that the Development Incentive Grant Program be extended for another year to facilitate her client who is proposing townhouse units for the site but has not yet applied for a commitment of units under the program. She further requested that a clause be added to the staff recommendations that would ensure her client qualifies for the incentive program which is to promote the redevelopment of downtown Brampton and the Queen Street Corridor and which exempts the developer from paying the City's portion of the Development Charges.

Discussion took place with respect to the merits of extending the subject program that expires on July 2003 for another year to include townhouse units in the Queen Street Corridor and the possibility of this being discussed at the public meeting scheduled to be held on June 2003. A suggestion was made that the report be referred back to staff to allow the applicant and staff to have further discussions with respect to the proposal to include town house units to the Queen Street Corridor.

Staff responded to questions and comments indicating that the Development Incentive Grant Program applies only to zoned developments and advised that, to date, no application had been received from the delegation's client with respect to the rezoning of the site for the proposed townhouses. Staff further advised that a report would be coming back on the merits of the

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delegation's request and the implications of adding townhouses to the incentive program, as part of the process of considering amendments to the Community Improvement Plan.

A motion was introduced to approve the staff recommendation, as amended, to address the delegation's comments, and to provide that the expiry date on previously qualified allocations for the Development Incentive Grant Program be extended until Council makes a decision on the future of that program.

Item F2 was brought forward and dealt with at this time.

- PDD136-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 2, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE)** be received; and,
  2. That the delegation of Ms. Jennifer Bozzo, GLB Urban Planners Ltd, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE)** be received; and,
  3. That a public meeting be held on June 2, 2003 with respect to amending the Development Incentive Grant Program of the Community Improvement Plan in accordance with City Council procedures to receive public input and formal comment, and that the method of notification be by way of a newspaper advertisement in the Brampton Guardian; and,
  4. That staff be directed to report back to Planning, Design and Development Committee with results of the public meeting and a staff recommendation; and,
  5. That staff comment and report back on the option of amending the Community Improvement Plan as proposed by the delegation that states:  
  
*“That consistent with the underlying intent of the Development Grant Program which is to stimulate and promote investment within the entire Central Area, all townhouse units proposed on the former Queens Gate site qualify for the program and that staff be directed to forward a technical amendment of eligibility requirements to the Minister following Council’s endorsement”;* and
  6. That the expiry date on previously qualified allocations for the program be extended until Council makes a decision on the future of its Development Incentive Grant Program.

CARRIED

- D 2. Mr. Ronald K. Webb, Davis Webb Schulze & Moon, request dated April 23, 2003, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP93-197) (See Item F9).

Mr. Ronald K. Webb, on behalf of Beacon Hall Limited, who has filed an appeal to the Ontario Municipal Board against Official Plan Amendment OP93-197, requested that the City withdraw their support of the motion made in support of the Credit Valley Landowners Group's motion to dismiss the appeal filed by his client. Mr. Webb submitted written material to Committee

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requesting certain modifications to Official Plan Amendment OP93-197. Mr. Webb was of the opinion that his client is entitled to continue the appeal, as these items are still unresolved.

Discussion took place and included a suggestion that the staff report be referred back to staff for further discussion to resolve the issues that remain outstanding.

Staff advised that Beacon Hall Limited had failed to meet the requirements of the Planning Act to make submissions to Council prior to the adoption of Official Plan Amendment OP93-197.

A motion to amend the staff recommendation was introduced as follows:

“That staff be directed to meet with the Beacon Hall Limited prior to the May 6, 2003 Ontario Municipal Board hearing to continue discussions to resolve the outstanding issues as noted in the written submission by the delegation.”

Item F9 was brought forward and dealt with at this time

- PDD137-2003
1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 9, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP93-197) be received; and,
  2. That the delegation of Mr. Ronald K. Webb, Davis Webb Schulze & Moon, and written submission, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP93-197) be received; and,
  3. That Modification Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 to Official Plan Amendment Number OP93-197 (Credit Valley Secondary Plan) proposed in this report and presented in Appendix B to the staff report be endorsed and presented to the Ontario Municipal Board for approval purposes at the next pre-hearing conference for OP93-197 scheduled for May 26, 2003; and,
  4. That City Council support the The Credit Valley Landowners Group motion to dismiss the appeal of Beacon Hall Limited against Amendment OP93-197 and that staff be directed to continue with the motion hearing scheduled for May 6, 2003; and,
  5. That staff be directed to meet with the Beacon Hall Limited prior to the May 6, 2003 Ontario Municipal Board hearing to continue discussions to resolve the outstanding issues as noted in the written submission by the delegation; and,
  6. That in accordance with Section 34(17) of the Planning Act R.S.O. 1990 c.P. 13, as amended, Council hereby determines that no further public notice is to be given in respect of the attached modifications to Official Plan Amendment OP93-197.

CARRIED

**E. DEVELOPMENT TEAM REPORTS - nil**

**F. POLICY PLANNING REPORTS**

- F 1. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 2, 2003, re: **RECOMMENDATION REPORT – BRAMPTON AIRPORT OPERATING AREA POLICIES** (File P40 LE).

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Discussion took place and included the Greater Toronto Airport Authority's (GTAA) position on the issue of the Al Iman School that is presently located at 253 Summerlea Drive, Brampton.

Staff advised that the GTAA is not opposed to the inclusion of a special policy in the Official Plan to accommodate the Al Iman School but is requesting that the temporary use permission that is presently in effect not be extended past the expiration date of any temporary use by-law that applies to the property.

The following motion was considered:

- PDD138-2002
1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 2, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **RECOMMENDATION REPORT – BRAMPTON AIRPORT OPERATING AREA POLICIES** (File P40 LE) be received; and,
  2. That the City of Brampton proposed Airport Operating Area Official Plan Amendment that was attached to the staff report dated December 4, 2002 as Appendix A and considered at a public meeting held on February 3, 2003, be approved, as revised as follows:
    - (a) By adding a new Section 4.4.11.10:

“Notwithstanding Sections 4.4.11.7 and 4.4.11.8 of this Plan, the existing sensitive land use located at 253 Summerlea Drive:

      - i) shall not have its temporary use permission for a private school renewed past its expiration date once the existing tenancy of the Al Iman School ceases; and,
      - ii) shall not be permitted to physically expand on the site during its tenancy.”
    - (b) By adding a new Section 4.4.11.8:

“Certain noise sensitive land uses such as daycare centres, schools, residential units and nursing or retirement homes accessory to a permitted use are prohibited within the Lester B. Pearson International Airport (LBPIA) Operating Area as outlined on Schedule A to this Plan.”
  3. That staff be directed to undertake the necessary policy and mapping adjustments as described on pages 5 and 6 of the staff report, including the use of appropriate discretion to craft minor adjustments/corrections before submitting the Airport Operating Area Official Plan and Zoning Amendments to City Council for adoption;
  4. That the Airport Operating Area Official Plan Amendment and Zoning By-Law Amendments, including the preceding adjustments, be submitted for adoption by City Council at their meeting of May 12, 2003; and,
  5. That the City Clerk be directed to forward a copy of this report and Council resolution to the Region of Peel, the Greater Toronto Airport Authority and the City of Mississauga for their information.

CARRIED

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- F 2. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated April 2, 2003, re: **STATUS REPORT – CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (P75 CE)** (See Delegation D1).

**DEALT WITH UNDER DELEGATION ITEM D1, RECOMMENDATION PDD136-2003**

- \* F 3. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 31, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – STANLEY CROUCH AND RUTH CROUCH – 7742 CHURCHVILLE ROAD – WARD 6 (G33LA)**.

- PDD139-2003 1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 31, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – STANLEY CROUCH AND RUTH CROUCH – 7742 CHURCHVILLE ROAD – WARD 6 (G33LA)** be received; and,
2. That a Heritage Permit for the re-cladding and the installation of new windows on the home at 7742 Churchville Road be approved, based on the Heritage Permit application submitted by Bob Crouch on behalf of Stanley and Ruth Crouch and subject to the following conditions:
- Siding to be nine inch horizontal siding (Canexcel CED'R –VUE or comparable product with the appearance if horizontal wooden siding) green in colour ('Acadian' or sage Green) with white trim; and,
  - Windows to be aluminum clad wooden windows (two over two) with aluminum storm windows.

CARRIED

- \* F 4. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated April 3, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – ANTONIO AND MICHELLE SOUSA – 1309 MARTIN'S BOULEVARD – WARD 6 (G33LA)**.

- PDD140-2003 1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated April 3, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – ANTONIO AND MICHELLE SOUSA – 1309 MARTIN'S BOULEVARD – WARD 6 (G33LA)** be received; and,
2. That a Heritage Permit for the re-cladding of the building in board and batten siding, the replacement of the deck and concrete block foundation by a shed style addition and the addition of a door facing Martin's Boulevard on the home at 1309 Martin's Boulevard be approved, based on the Heritage Permit application submitted by Antonio and Michelle Sousa and subject to the following condition:
- Board and batten siding to be heritage blue or earth tone grey in colour.

CARRIED

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- \* F 5. Report from H. Zbogor, Policy Planner, Planning, Design and Development, dated April 8, 2003, re: **URBAN TRANSPORTATION SHOWCASE PROGRAM (UTSP) – GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM** (File G65 SP).

- PDD141-2003
1. That the report from H. Zbogor, Policy Planner, Planning, Design and Development, dated April 8, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **URBAN TRANSPORTATION SHOWCASE PROGRAM (UTSP) – GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM** (File G65 SP) be received; and,
  2. That the “Greater Toronto Area Travel demand Program” as an Urban Transportation Showcase Program initiative be supported; and,
  3. That staff be authorized to participate with the Region of Peel, the City of Toronto, and other GTA partners in completing Transport Canada’s stage two application process for the “Greater Toronto Area Travel Demand Management Program”; and,
  4. That staff report back when key components and costs of the “ Greater Toronto Area Travel Demand Management Program” have been determined in consultation with other GTA program partners.

CARRIED

- F 6. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 14, 2003, re: **STATUS REPORT – PROPOSED MOUNT PLEASANT SMART GROWTH COMMUNITY** (File P25 RE).

Discussion took place and included the mixed-use concept proposed for the lands around the proposed new Mount Pleasant GO Station in the area of Bovaird Drive West and Creditview Road. Concerns were expressed with respect to transit routes and access from Bovaird Drive to the station site and the impact on commuter traffic and parking.

Staff advised that GO Transit is in negotiations with the landowners to the east of the proposed site to acquire additional lands to develop a multi-modal transit terminal.

A motion was introduced to amend the staff recommendation as follows:

“That staff be directed to bring back a report to the Planning, Design and Development Committee meeting scheduled for June 2, 2003;

“That GO Transit be officially requested to name the new station “Mount Pleasant” and to respond to the request as soon as possible”.

“That a meeting be arranged by the Mayor of Brampton to meet with the Mayor of Mississauga to present the Mount Pleasant Village Smart Growth Community”.

- PDD142-2003
1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 14, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **STATUS REPORT – PROPOSED MOUNT PLEASANT SMART GROWTH COMMUNITY** (File P25 RE) be received; and

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2. That staff be directed to report back to Planning, Design & Development Committee Meeting scheduled for June 2, 2003, after investigating the potential of integrating the Mattamy Mixed Use Smart Growth Community Concept as described herein as part of the North West Brampton Urban Boundary Review Phase 2 work program; and,
3. That GO Transit be advised that the current concept plan for the Mount Pleasant GO Station does not adequately integrate/accommodate Brampton's municipal transit needs and that staff be directed to continue working with GO Transit to maximize the multi-modal transit potential of this facility; and,
4. That GO Transit be officially requested to name the new station "Mount Pleasant" and to respond to the request as soon as possible; and
5. That a meeting be arranged by the Mayor of Brampton to meet with the Mayor of Mississauga to present the Mount Pleasant Village Smart Growth Community.

CARRIED

- F 7. Report from A. Smith, Manager of Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated April 9, 2003, re: **INFORMATION REPORT – FEDERAL ELECTORAL BOUNDARIES COMMISSION REPORT FOR ONTARIO** (File M25)
- PDD143-2003 That the report from A. Smith, Manager of Growth Management and Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated April 9, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **INFORMATION REPORT – FEDERAL ELECTORAL BOUNDARIES COMMISSION REPORT FOR ONTARIO** (File M25) be referred to the Special Council Meeting to be held at 2:30 p.m. on April 23, 2003.

CARRIED

- \* F 8. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 25, 2003, re: **INTENTION TO DESIGNATE UNDER PART 1V OF THE ONTARIO HERITAGE ACT – CONCRETE BOWSTRING ARCH BRIDGE - CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6** (File G33LA).
- PDD144-2003
1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated March 25, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **INTENTION TO DESIGNATE UNDER PART 1V OF THE ONTARIO HERITAGE ACT – CONCRETE BOWSTRING ARCH BRIDGE - CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6** (File G33LA) be received; and,
  2. That the "NOTICE OF INTENTION TO DESIGNATE" attached as Appendix 1 to the subject report be served on the Ontario Heritage Foundation, and that this notice also be published in the Brampton Guardian in accordance with the applicable legislation; and,
  3. That staff report back at their next meeting after the expiry of the appeal period under Section 29 of the Ontario Heritage Act, regarding the filing of any objections to the designation of the concrete bowstring arch bridge on Creditview Road as a Structure of

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historical, architectural and contextual significance under Part IV of the Ontario Heritage Act (R.S.O. 1990, c.O.18) and submit for the consideration of Council a by-law designating the bridge.

CARRIED

- F 9. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated April 9, 2003, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP93-197) (See Delegation Item D2).

**DEALT WITH UNDER DELEGATION ITEM D2, RECOMMENDATION PDD137-2003**

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 2, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A350/02 – 1382518 ONTARIO LIMITED – 55 SELBY ROAD – WARD 3** (File A350/02).
- PDD145-2003 1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 2, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A350/02 – 1382518 ONTARIO LIMITED – 55 SELBY ROAD – WARD 3** (File A350/02) be received; and,
2. That staff be directed to attend the May 8, 2003 Ontario Municipal Board hearing in support of the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

**H. BUILDING AND ZONING REPORTS**

- \* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2003** (File B11).
- PDD146-2003. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated March 4, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2003** (File B11) be received.

CARRIED

- H 2. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated April 8, 2003, re: **RECOMMENDATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES** (File P42CO).



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Discussion took place with respect to the possibility of including zoning setback requirements for above grade side entrances in residential zones in the subject by-law.

Staff advised that such a request would have to be addressed through a separate amendment process, including another public meeting.

- PDD147-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated April 8, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **RECOMMENDATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR RESIDENTIAL ZONES** (File P42CO) be received; and,
  2. That staff be authorized to present the appropriate by-law amendment with respect to Residential Zones for Council's consideration.

CARRIED

**I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

- \* J 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development dated April 14, 2003, re: **SUBDIVISION ASSUMPTION - KENDRA COURT - 43M-1347 - SANDRINGHAM NEIGHBOURHOOD 201 PHASES 1 TO 4 - 43M-1236, 43M-1250, 43M-1260, 43M-1288 WELLINGDALE NEIGHBOURHOOD 401-C - 43M-1299, 43M-1300** Files C1W17.12, C3E12.2 and C5E12.4)

Staff responded to concerns of Committee with respect to the conditions for the assumption subdivisions.

- PDD148-2003
1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development dated April 14, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **SUBDIVISION ASSUMPTION - KENDRA COURT- 43M-1347 - SANDRINGHAM NEIGHBOURHOOD 201 PHASES 1 TO 4 – 43M-1236, 43M-1250, 43M-1260 AND 43M-1288 – WELLINGDALE NEIGHBOURHOOD 401-C – 43M-1299 AND 43M-1300** (Files C1W17.12, C3E12.2 and C5E12.4) be received; and,
  2. That the Kendra Court Subdivision, Registered Plan 43M-1347, Sandringham Neighbourhood 201 Phases 1 to 4, Registered Plans 43M-1236, 43M-1250, 43M-1260 and 43M-1288, and Wellingdale Neighbourhood 401-C, Registered Plans 43M-1299 and 43M-1300 be forwarded to City Council for assumption by the City, once all departments have provided clearance for assumption by the City.

CARRIED

**K. MINUTES**

- K 1. **BRAMPTON HERITAGE BOARD - nil**
- \* K 2. **FLOWER CITY STRATEGY COMMITTEE –MINUTES – APRIL 8, 2003**

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PDD149-2003 That the **MINUTES OF THE FLOWER CITY STRATEGY COMMITTEE MEETING OF APRIL 8, 2003** to the Planning, Design and Development Committee Meeting of April 23, 2003, Recommendations FC009-2003 to FC016-2003, be approved as printed and circulated.

CARRIED

The recommendation were approved as follows:

FC009-2003 That the agenda for the Flower City Strategy Committee Meeting of April 8, 2003 as amended to add:

- F 1. Monthly Status Update, re: **PATHWAYS MASTER PLAN – BRAMPTON’S IMAGE AS CLEAN AND GREEN**
- E 2. Submission from staff, re: **MOSAICULTURE INTERNATIONAL MONTREAL 2003** referred to in the report - **INTERNATIONAL/NATIONAL DESIGN COMPETITION (CASE STUDIES OF DESIGN COMPETITIONS AND HIGH QUALITY CIVIC DESIGN THAT ARE RELEVANT TO THE FLOWER CITY STRATEGY)** as Attachment E (File R15.FL).

- FC010-2003
- 1. That the report from T. Buonpensiero, Coordinator of Special Projects, Planning, Design and Development, dated March 21, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: **INFORMATION REPORT – THEMED CITIES – CASE STUDIES OF OTHER CITIES WITH THEMES** (File R15.FL) be received; and
  - 2. That staff of the Business Development and Public Relations Department be directed to report back to the Flower City Strategy Committee with a marketing and communication plan that positions Brampton as the ‘Flower City’ within the City’s overall strategic marketing objectives.

- FC011-2003
- 1. That the report from J. Lilly, Open Space Planner, Planning, Design and Development, dated March 21, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: **INFORMATION REPORT – INTERNATIONAL/ NATIONAL DESIGN COMPETITION (CASE STUDIES OF DESIGN COMPETITIONS AND HIGH QUALITY CIVIC DESIGN THAT ARE RELEVANT TO THE FLOWER CITY STRATEGY)** (File R15.FL) be received; and,
  - 2. That the submission from staff, re: **MOSAICULTURE INTERNATIONAL MONTREAL 2003** referred to in the report - **INTERNATIONAL/NATIONAL DESIGN COMPETITION (CASE STUDIES OF DESIGN COMPETITIONS AND HIGH QUALITY CIVIC DESIGN THAT ARE RELEVANT TO THE FLOWER CITY STRATEGY)** as Attachment E to the subject property (File R15.FL) be received; and,
  - 3. That staff be directed to prepare a report to be presented to a future Flower City Strategy Committee meeting on a preferred venue for an international/national design competition outlining the implementation process and cost involved; and
  - 4. That staff of the Business Development and Public Relations Department be directed to report back to the Flower City Strategy Committee with a marketing and communication plan to promote the City of Brampton including an “international/national” design competition; and

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5. That staff prepare a report to be presented to the next scheduled Flower City Strategy Committee meeting with initiatives and an action plan that could be implemented in 2003 that involves the community, e.g., the initiatives could include the following:
- design competition of local landscape designers
  - theme competition in the local recreation centers
  - downtown competition with local businesses.
- FC012-2003
1. That the report from B. Smith, Supervisor of Open Space Planning, Parks and Facility Planning, Planning, Design and Development, dated March 31, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: **INFORMATION REPORT – PUBLIC ART - ‘SYRINX’S HARP’ - ‘BULL’ SCULPTURE - REQUIREMENT FOR AN UPDATED TERMS OF REFERENCE** (File R15.FL) be received; and
2. That staff be directed to leave the ‘Syrinx’s Harp’ sculpture in its temporary location at City Hall, with proper lighting installed for illumination and a plaque indicating its final location and the name of the artist; and
- That a formal reception be planned for the unveiling of the artwork with the artist present at the appropriate time.
3. That staff be directed to prepare a concept plan and cost estimate for three alternative sites for the ‘Bull’ sculpture and report back to the Flower City Strategy Committee on the recommended next steps; and
4. That staff be directed to review the Flower City Strategy Committee terms of reference to ensure that all public art objectives are integrated and report back to the Committee; and,
5. That staff be directed to report back to the Committee on the status of the Downtown Art Walk System; and
6. That the “interior art collection” and “atrium art show” be included in the Flower City Strategy Committee and that Ms. Debra Tracogna be invited to participate when necessary to report on these two items; and
7. That the budget of the former Committee for Art in Public Places (CAPP) be identified to continue the purchase of artwork for both interior and exterior pieces.
- FC013-2003
1. That the report from M. Hoy, Open Space Planner, Planning, Design and Development, dated March 25, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: **INFORMATION REPORT – VALLEY THEMING OPPORTUNITIES (FRAMEWORK - OPPORTUNITIES FOR THEMING BRAMPTON’S VALLEY CORRIDORS AND THE FLOWER CITY PROMENADE)** (File R15.FL) be received; and,
2. That staff be directed to prepare a framework to articulate the ‘Valley Theming Opportunities’ and report back to the Flower City Strategy Committee; and
3. That staff of the Business Development and Public Relations Department be directed to report back to the Flower City Strategy Committee with a marketing and communication plan to promote the City of Brampton including ‘Floral Valleys, Lanes and Promenade’.

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| FC014-2003 | That the report from B. Lidstone, Senior Communications Associate, dated April 3, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: <b>PROGRAM IDENTIFIER FOR FLOWER CITY</b> (File R15.FL) be deferred to the next scheduled Flower City Strategy Committee meeting of May 6, 2003. |
| FC015-2003 | That the list from the Clerk's Office, to the Flower City Strategy Committee Meeting of April 8, 2003, to the Flower City Strategy Committee Meeting of April 8, 2003, re: <b>LIST OF REFERRED REPORTS – FLOWER CITY STRATEGY COMMITTEE</b> be received.   |
| FC016-2003 | That the Flower City Strategy Committee do now adjourn to meet again on Tuesday, May 6, 2003 at 9:30 a.m.  |

K 3. **EDUCATION LIAISON COMMITTEE** - nil

**L 1. MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION - nil**

M 1. Report from J. Corbett, Director of Land Development Services, Planning, Design and Development, and M. Gervais, Development Planner, dated March 17, 2003, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00).

PDD150-2003

1. That the report from J. Corbett, Director of Land Development Services, Planning, Design and Development, and M. Gervais, Development Planner, dated March 17, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **INFORMATION REPORT – BLOCK PLAN REVIEW PROCESS FOR SUBDIVISION DEVELOPMENT PROPOSALS** (File P26S-00) be received; and,
2. That the Block Plan Review Process as set out in the staff report and depicted in Appendix 1 be adopted with the following modifications:
  - (i) Block plan submissions may be made and the approval process be initiated in conjunction with the formulation of a secondary plan;
  - (ii) Staff be directed to undertake a formal circulation of submitted draft plans of subdivision in conjunction with Block Plan submissions provided that no further re-circulation shall occur until after the final block plan is submitted to the City for final approval;
  - (iii) Storm water management report shall not be required at the Plan of Subdivision stage of approval provided that a Functional Servicing Report is approved as part of a Block Plan;

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- (iv) A Land Use Planning Rationale Report shall only be required to support a block plan submission in the case where the proposed block plan is in conflict with the land use intent of the approved Secondary Plan;
- (v) A Site Plan and Built Form Study shall only be required when a proposal conflicts with the City's City Wide Development Design Guidelines, or special site considerations are present at which time the urban design guidelines for the Block Plan shall address the site plan layout issues.

CARRIED

**N. REFERRED MATTERS**

**\* N 1. LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD151-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. CORRESPONDENCE**

**\* O 1. Correspondence from the Municipality of Brockton dated March 21, 2003, re: THE NUTRIENT MANAGEMENT ACT – REQUEST FOR COUNCIL'S CONSIDERATION AND SUPPORT.**

PDD152-2003 That the correspondence from the Municipality of Brockton dated March 21, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **THE NUTRIENT MANAGEMENT ACT – REQUEST FOR COUNCIL'S CONSIDERATION AND SUPPORT** be received.

CARRIED

**\* O 2. Correspondence from the Town of Milton dated March 25, 2003, re: COUNCIL RESOLUTION- SMART GROWTH PAPERS "SHAPE THE FUTURE" CENTRAL ONTARIO SMART GROWTH PANEL DISCUSSION PAPER – "INVESTING FOR TOMORROW – MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO".**

PDD153-2003 That the correspondence from the Town of Milton dated March 25, 2003, to the Planning, Design and Development Committee Meeting of April 23, 2003, re: **COUNCIL RESOLUTION- SMART GROWTH PAPERS "SHAPE THE FUTURE" CENTRAL ONTARIO SMART GROWTH PANEL DISCUSSION PAPER – "INVESTING FOR TOMORROW – MOVING FORWARD WITH SMART GROWTH IN CENTRAL ONTARIO"** be received.

CARRIED

**P. QUESTION PERIOD**

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- P 1. Councillor Sandra Hames inquired about the possibility of arranging a public meeting pursuant to Community Services Recommendation CS061-2003 and approved by Council on April 14, 2003 with respect to the “dog walking at Professor’s Lake Park” at 6:00 p.m. on May 5, 2003 before the Planning, Design and Development Committee meeting which is scheduled for the same date at 7:00 p.m.

Staff advised that the arrangement for a public meeting is handled through the Clerk’s Office.

**Q.     PUBLIC QUESTION PERIOD - nil**

**R.     ADJOURNMENT**

- PDD154-2003     That the Planning, Design and Development Committee do now adjourn to meet again on Monday, May 5, 2003 at 7:00 p.m. or at the call of the Chair.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**MAY 5, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
City Councillor E. Moore – Ward 1  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor L. Bissell - Wards 1 and 5 (personal)  
Regional Councillor R. Begley – Wards 8 and 9 (illness)  
City Councillor L. Jeffrey – Ward 2 (illness)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
D. Kraszewski, Manager of Development Services  
B. Steiger, Development Planner  
N. Grady, Development Planner  
M. Gervais, Development Planner

**Legal Services**

J. Atwood-Petkovski, Director of Litigation and Corporation Counsel  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

**MINUTES**  
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The meeting was called to order at 7:04 p.m., and adjourned at 7:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.      PDD155-2003      APPROVAL OF AGENDA**
- B.                              CONFLICTS OF INTEREST**
- C.                              CONSENT**
- D1.      PDD156-2003      INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORPORATION – RIEPMA CONSULTANTS INC. - 1943 WILLIAMS PARKWAY – SOUTHWEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11 (File C6E8.8).**
- D2.      PDD157-2003      INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION OF RAILSIDE DRIVE, SOUTH OF FISHERMAN DRIVE, WEST OF HURONTARIO STREET - WARD 2 (File C1W12.6).**
- D3.      PDD158-2003      INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (CASTLEVALE DEVELOPMENT CORPORATION) - THE SOUTHERLY EXTENSION OF “PALI DRIVE”, WEST OF GOREWAY DRIVE - WARD 10 (File C7E12.8).**
- E.                              DELEGATIONS**
- F1.      PDD159-2003      RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD., DEACON INVESTMENTS LTD. & ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4 (File T2W13.3)**
- F2.      PDD160-2003      RECOMMENDATION – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) – NORTHEAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE - WARD 2 (File C1W16.6/C1W16.9).**
- G.                              COMMITTEE OF ADJUSTMENT REPORTS**
- H.                              POLICY PLANNING REPORTS**
- I.      PDD161-2003      CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES - TO PROVIDE CONSISTENCY AMONG THE CITY’S FOUR COMPREHENSIVE ZONING BY-LAWS (File P42CO)**
- J.      PDD162-2003      TO SCHEDULE DESIGN WORKSHOP FOR AREA SURROUNDING THE PERFORMING ARTS CENTRE. (File R12.PAC)**



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- K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- L1. PDD163-2003 MINUTES - BRAMPTON HERITAGE BOARD – APRIL 22, 2003**
- M2. PDD164-2003 ONTARIO MUNICIPAL BOARD ORDER – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – MARKBAR VALLEY ESTATES INC. – EAST SIDE OF CREDITVIEW ROAD, NORTH OF HIGHWAY 7 - WARD 6 (File C3W12.4)**
- N1. PDD165-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- O. DEFERRED MATTERS**
- P. PDD166-2003 REVISED PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT CORRESPONDENCE**
- Q. QUESTION PERIOD**
- R. PUBLIC QUESTION PERIOD**
- S. PDD167-2003 ADJOURNMENT**

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City Councillor Gibson, Chair

**MINUTES**  
**Planning, Design and Development Committee**

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**A. APPROVAL OF THE AGENDA**

PDD155-2003 That the agenda for the Planning, Design and Development Committee Meeting dated May 5, 2003, be approved as printed and circulated.

CARRIED

**B. CONFLICTS OF INTEREST**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(J1, L1, M2, N1, P1)

Note: Items F1 and F2 were originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote of the members present, the matters were opened and dealt with separately.

**D. PUBLIC MEETING REPORTS**

- D 1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORPORATION – RIEPMA CONSULTANTS INC. - 1943 WILLIAMS PARKWAY – SOUTHWEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11** (File C6E8.8).

One member of the public requested a presentation of the proposal but did not wish to address Committee.

Ms. M. Gervais, Development Planner, gave a presentation and provided details of the proposed development.

- PDD156-2003
1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORPORATION – RIEPMA CONSULTANTS INC. - 1943 WILLIAMS PARKWAY – SOUTHWEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11** (File C6E8.8) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**MINUTES**  
**Planning, Design and Development Committee**

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- D 2. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated April 11, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION OF RAILSIDE DRIVE, SOUTH OF FISHERMAN DRIVE, WEST OF HURONTARIO STREET - WARD 2** (File C1W12.6).

Members of the public present requested a presentation of the proposal for a Community Recycling Centre.

Mr. B. Steiger, Development Planner, gave a presentation and provided details of the proposal.

Mr. David Gallant, 20 Helios Place, Brampton, raised concerns regarding:

- hours of operation
- access to the proposed site
- increased traffic in the area
- the use of large trucks to and from the site
- impact of the proposal on nearby residents.

Mr. Sean Gallant, 20 Helios Place, Brampton, raised the following concern:

- whether commercial uses such as processing and recycling waste are proposed for the site

Ms. Shirley McLean, Supervisor of Waste Management, on behalf of the Region of Peel responded to the concerns of the residents and indicated that the proposed recycling site at the end of Railside Drive will be similar to the existing site on Chrysler Drive and would be used as a drop-off area for all public waste including household hazardous waste. She advised that residents and contractors would be allowed to pick-up items that are reusable but there will not be any commercial uses such as the processing and recycling of waste at the site. With respect to traffic, she advised that a traffic study is in progress and it is anticipated that 5 to 10 trucks per day would access the site.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD157-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated April 11, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION OF RAILSIDE DRIVE, SOUTH OF FISHERMAN DRIVE, WEST OF HURONTARIO STREET - WARD 2** (File C1W12.6) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated April 16, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (CASTLEVALE DEVELOPMENT CORPORATION) - THE SOUTHERLY EXTENSION OF “PALI DRIVE”, WEST OF GOREWAY DRIVE - WARD 10** (File C7E12.8).

**MINUTES**  
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No members of the public addressed this item.

- PDD158-2003    1.        That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated April 16, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re:  
**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (CASTLEVALE DEVELOPMENT CORPORATION) - THE SOUTHERLY EXTENSION OF “PALI DRIVE”, WEST OF GOREWAY DRIVE - WARD 10** (File C7E12.8) be received; and,
2.        That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**E.        DELEGATIONS - nil**

**F.        DEVELOPMENT TEAM REPORTS**

- F 1.       Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD., DEACON INVESTMENTS LTD., & ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4** (File T2W13.3).

Note: This matter was originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote to reopen the question, the matter was discussed.

Discussion took place with respect to the storm water management pond included in the proposal as a possible breeding ground for mosquitoes. Staff advised that the water in these retention ponds are not stagnant and therefore are not considered a problem.

- PDD159-2003    1.        That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated April 14, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re:  
**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 728184 ONTARIO LTD., DEACON INVESTMENTS LTD., & ASHLEY WOODS – NORTH OF HIGHWAY 407 AND EAST OF MAVIS ROAD - WARD 4** (File T2W13.3) be received; and,
2.        That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

**MINUTES**  
**Planning, Design and Development Committee**

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3. That prior to the issuance of draft plan approval, a Noise Feasibility Study shall be prepared and submitted to the City in support of the latest proposed draft plan dated January 31, 2003 for review and approval by the City;
4. That prior to the issuance of draft plan approval, the owner shall make arrangements satisfactory to the City to provide full financial compensation in accordance with the “Best Efforts Obligation” as stipulated in the Kingknoll Developments Ltd. Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement That the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and That the plan may be released for draft approval;
5. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Credit Valley Conservation;
6. That prior to the issuance of draft plan approval, the Region of Peel Public Works Department requires a detailed Servicing Study for their approval to determine if and which lands can be serviced by gravity sewers and what lots will require PRIVATE grinder pumps. In this regard, any necessary maintenance requirements, warning clauses and securities shall be included to the satisfaction of the Region of Peel and the City of Brampton;
7. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
9. That the subject application be approved and staff be directed to prepare the appropriate amendments to the official plan and zoning by-law;
10. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee and approved Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - (i) Any necessary red-line revisions to the draft plan identified by staff;
  - (ii) All conditions of draft approval contained in the City of Brampton *List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

**MINUTES**  
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11. That the approval of the rezoning application be considered null and void and a new development application be required, unless a zoning by-law is passed:
- within 18 months of the Council approval, for applications not subject to a concurrent draft plan of subdivision applications; and,
  - within 36 months of the Council approval for applications with concurrent draft plan of subdivision applications.

CARRIED

- F 2. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated April 16, 2003, re: **RECOMMENDATION – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) – NORTHEAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE - WARD 2** (File C1W16.6/C1W16.9).

Note: This matter was originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote to reopen the question, the matter was discussed.

Discussion took place with respect to the storm water management pond included in the proposal as a possible breeding ground for mosquitoes. Staff advised that the water in these retention ponds are not stagnant and therefore are not considered a problem.

- PDD160-2003
1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated April 16, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **RECOMMENDATION – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) – NORTHEAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE - WARD 2** (File C1W16.6/C1W16.9).
  2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posed in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps.
  3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  4. That prior to the issuance of draft plan approval, outstanding comments/conditions of draft plan approval shall be received from the Engineering and Development Services Division and Credit Valley Conservation, the Functional Servicing Report shall be approved, and the application shall be amended as necessary.

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5. That prior to draft plan approval, the applicant shall, in writing, agree to the form and content of an implementing zoning by-law to be enacted by City Council.
6. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law to implement the application.
7. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff, including the following;
    - (a) Lots 1 to 22 and 476 to 494 all inclusive shall be redlined out of the plan and replaced with two future Development Blocks- Blocks 541 and 542 respectively.
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
    - (a) Blocks 541 and 542, shall only be developed when it is determined by the Director of Engineering and Development Services That drainage swales to convey the external surface flow from the north to the drainage channels are no longer required, or written permission is received from the land owner to the north to construct the drainage swales on the adjacent land to convey the surface flow to the drainage channels.
    - (b) Buffer blocks, to be conveyed to the City, shall be provided along the day lighting triangles at Lots 271 (to accommodate both a berm/noise barrier fence return and an entrance feature) and Lot 272 (to accommodate an entrance feature). The entrance features will complement those provided on the subdivision on the south side of Wanless Drive. The size of these blocks will depend on the top elevation of the noise barrier prescribed in the noise report and on the depth of the entry feature walls.
    - (c) A 2.0 metre high wood fence shall be provided along the rear of the lots abutting Stormwater Management Channel Block 535.
8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS - nil**

**H. POLICY PLANNING REPORTS -nil**

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**I. BUILDING AND ZONING REPORTS**

- I 1. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated April 16, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES - TO PROVIDE CONSISTENCY AMONG THE CITY'S FOUR COMPREHENSIVE ZONING BY-LAWS** (File P42CO).

Discussion took place on zoning issues for the downtown area and staff advised that a report will be presented to Planning, Design and Development Committee in the next month or so addressing these issues.

- PDD161-2003 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated April 16, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES - TO PROVIDE CONSISTENCY AMONG THE CITY'S FOUR COMPREHENSIVE ZONING BY-LAWS** (File P42CO) be received; and,
2. That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend the City zoning by-laws with respect to Commercial Zones.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- \* J 1. Report K. Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, dated April 25, 2003, re: **TO SCHEDULE DESIGN WORKSHOP FOR AREA SURROUNDING THE PERFORMING ARTS CENTRE**. (File R12.PAC)

- PDD162-2003 1. That the report K. Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, dated April 25, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **TO SCHEDULE DESIGN WORKSHOP FOR AREA SURROUNDING THE PERFORMING ARTS CENTRE**. (File R12.PAC) be received; and,
2. That May 21, 2003 from 9:00 a.m. to 1:00 p.m. be approved as the date for the design workshop.

CARRIED

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**L. MINUTES**

- \* L 1. **BRAMPTON HERITAGE BOARD MINUTES –APRIL 22, 2003**

- PDD163-2003 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF APRIL 22, 2003**, to the Planning, Design and Development Committee Meeting of May 5, 2003, Recommendations HB044-2003 to HB070-2003, be approved as printed and circulated.

CARRIED



**MINUTES**  
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The recommendations were approved as follows:

- HB044-2003      That the agenda for the Brampton Heritage Board Meeting of April 22, 2003 be approved, as amended, to add:
- E 1.      Mr. Anthony Morrison, Bramalea Christian Fellowship Church, re: **“ARCHDEKIN HOUSE” – 11651 BRAMALEA ROAD – WARD 10** (File G33).
- HB045-2003      That the **INFORMAL NOTES FROM THE BRAMPTON HERITAGE BOARD MEETING OF MARCH 18, 2003**, to the Brampton Heritage Board Meeting of April 22, 2003, be received.
- HB046-2003      Mr. Anthony Morrison, Bramalea Christian Fellowship Church, to the Brampton Heritage Board Meeting of April 22, 2003, re: **“ARCHDEKIN HOUSE” – 11651 BRAMALEA ROAD – WARD 10** (File G33) be received; and,
- That the Brampton Heritage Board Budget Sub-Committee review the possibility of providing funding to update the information on the Archdekin House at 11651 Bramalea Road and its cultural landscape.
- HB047-2003      That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF FEBRUARY 18, 2003**, to the Brampton Heritage Board Meeting of April 22, 2003, be received.
- HB048-2003      That the correspondence (e-mail) from Ms. Alyson Hazlett, Friends of Claireville, dated March 5, 2003, to Mr. Bob Crouch, Co-Chair, Brampton Heritage Board, to the Brampton Heritage Board Meeting of April 22, 2003, re: **PRESERVATION OF THE MCVEAN BARN – MCVEAN DRIVE NORTH OF HIGHWAY 7 – WARD 10** (File G33) be received.
- HB049-2003      That the copy of the report to Council from M. Halls, Special Projects Manager, Office of the Mayor, dated April 9, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **REQUEST TO GO TRANSIT FOR RECONSTRUCTION AND USE OF THE CPR TRAIN STATION** (File G33) be received.
- HB050-2003      That staff be requested to develop a suitable form of recognition by the Brampton Heritage Board and the City of Brampton of Mr. David Nava for his efforts with respect to the preservation and re-use of the former Hewetson Shoe Building, as considered at the Brampton Heritage Board Meeting of April 22, 2003.
- HB051-2003      That the application from Ms. Doreen Goumas, 37 West Street, under the Brampton Heritage Board’s Historic Plaque Program, considered at the Brampton Heritage Board Meeting of April 22, 2003, be approved with the construction date to be noted on the plaque as “c. 1911”.
- HB052-2003      That the e-mail from Mr. Peter Murphy, Chair, Doors Open Brampton Steering Committee, dated March 9, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **EVENT COORDINATOR – DOORS OPEN BRAMPTON 2003 – MR. RON RAFFAN** (File G33) be received; and,

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That the article from Municipal World Magazine, February 2003 edition, written by Ms. Carolyn Quinn, Editor at the Heritage Canada Foundation and Member of the Doors Open Ottawa Steering Committee, to the Brampton Heritage Board Meeting of April 22, 2003, entitled **“DOORS OPEN CANADA: CELEBRATING OUR ARCHITECTURAL HERITAGE”** (File G33) be received.

HB053-2003      That the Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of February 18, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, be received; and,

That the agenda for the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of March 20, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, be received.

HB054-2003      That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF MARCH 10, 2003**, to the Brampton Heritage Board Meeting of April 22, 2003, be received.

HB055-2003      That the Ontario Municipal Board Decision/Order No. 0255, dated February 21, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **NOTICE OF THE ONTARIO MUNICIPAL BOARD’S APPROVAL OF BY-LAW 221-2003, A BY-LAW TO AMEND THE BOUNDARIES OF THE CHURCHVILLE HERITAGE CONSERVATION DISTRICT** (File G33CH) be received.

HB056-2003      That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ontario Ministry of Culture, dated March 6, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **WORKSHOPS – “ENHANCING AND REBUILDING OUR RURAL ONTARIO VOLUNTEER BASE”** (File G33) be received.

HB057-2003      That the correspondence from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ontario Ministry of Culture, dated March 7, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **LETTER OF AUTHORITY FROM MR. JOHN DALGLIESH, DIRECTOR, REAL PROPERTY REGISTRATION BRANCH, ONTARIO MINISTRY OF CONSUMER AND BUSINESS SERVICES – WAIVING OF FEES AT THE LAND REGISTRY OFFICES FOR MUNICIPAL HERITAGE COMMITTEES AND THEIR STUDENTS** (File G33) be received.

HB058-2003      That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ontario Ministry of Culture, dated February 26, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **INTERNATIONAL DAY FOR MONUMENTS AND SITES – APRIL 18, 2003** (File G33) be received.

HB059-2003      That the note from Ms. Maureen Couse, Curatorial Assistant, Peel Heritage Complex, undated, to the Brampton Heritage Board Meeting of April 22, 2003, re: **THANK YOU TO BRAMPTON HERITAGE BOARD MEMBERS FOR PARTICIPATING IN 2003 HERITAGE DAY CELEBRATIONS ON FEBRUARY 16, 2003** (File G33) be received.

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**Direction was given:**

- **That staff proceed with the reception for the City of Brampton nominees under the Ontario Heritage Foundation's 2002 Heritage Community Recognition Program as outlined at the Brampton Heritage Board Meeting of April 22, 2003.**

- HB060-2003      That the information from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of April 22, 2003, re: **WORKSHOP – “RESEARCHING YOUR HERITAGE HOUSE” – SATURDAY, APRIL 12, 2003 – 10:00 A.M. TO 3:30 P.M. – QUAKER MEETING HOUSE, 6387 QUAKER ROAD, SPARTA, ONTARIO** (File G33) be received.
- HB061-2003      That the following articles from Municipal World Magazine, February 2003 edition (File G33), to the Brampton Heritage Board Meeting of April 22, 2003, be received:
1.      **“Main Street: Turning Downtowns into Destinations Once Again”** written by Mr. Wendell Graves, Administrator for the Town of Aylmer and Vice-President of the Elgin Community Futures Development Corporation;
  2.      **“What’s Happening Downtown?”** written by Ms. Pamela J. Minns, Secretary-Treasurer of Heritage Thorold; and,
  3.      **“City of Saint John Wins 2002 Prince of Wales Prize”.**
- HB062-2003      That approval be given for an expenditure of \$3,500.00 for the production of a brochure on the City of Brampton's Inventory of Heritage Resources, as considered at the Brampton Heritage Board Meeting of April 22, 2003.
- HB063-2003      That the Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of March 20, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, be received.
- HB064-2003      That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF APRIL 14, 2003**, to the Brampton Heritage Board Meeting of April 22, 2003, be received.
- HB065-2003      That the correspondence from Ms. Dianna Cook, Manager, Architectural Conservancy of Ontario, dated March 17, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **RENEWAL OF ANNUAL MEMBERSHIP IN ARCHITECTURAL CONSERVANCY OF ONTARIO** (File G33) be received; and,
- That the Brampton Heritage Board renew its annual membership in the Architectural Conservancy of Ontario at a cost of \$40.00.
- HB066-2003      That the following correspondence from H. Thomson, Municipal Heritage Committee Advisor, Heritage and Libraries Brampton, Ontario Ministry of Culture (File G33), to the Brampton Heritage Board Meeting of April 22, 2003, be received:
1.      Dated March 18, 2003 re: **UPDATE ON PROVINCIAL INITIATIVES AND MINISTRY OF CULTURE INFORMATION SESSION – MAY 23, 2003 – SARNIA, ONTARIO;**

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2. E-mail dated March 27, 2003, re: **ONTARIO HISTORICAL SOCIETY WORKSHOPS**;
3. E-mail dated April 9, 2003, re: **UPCOMING ONTARIO MUSEUM ASSOCIATION COURSES**;
4. E-mail dated April 14, 2003, re: **HERITAGE CONSERVATION WORKSHOP – JULY 18<sup>TH</sup>, 19<sup>TH</sup> AND 20<sup>TH</sup>, 2003**.

HB067-2003 That the verbal reports from attendees, to the Brampton Heritage Board Meeting of April 22, 2003, re: **COMMUNITY HERITAGE ONTARIO WORKSHOP/ SYMPOSIUM ON HERITAGE CONSERVATION DISTRICTS – APRIL 4, 2003** (File G33) be received.

HB068-2003 That the memorandum from M. Halls, Special Projects Manager, Office of the Mayor, dated April 16, 2003, to the Brampton Heritage Board Meeting of April 22, 2003, re: **UPDATE ON PROPOSAL TO PLACE AN ONTARIO HERITAGE FOUNDATION PLAQUE NEAR THE GRAVESITE OF JOHN WYCLIFFE LOWES FORSTER** (File G33) be received; and,

That City Councillor John Hutton participate on the working group being formed to manage the installation and unveiling event for the Ontario Heritage Foundation's plaque for the gravesite of John Wycliffe Lowes Forster on behalf of the Brampton Heritage Board.

HB069-2003 That the information from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of April 22, 2003, re: **COMMUNITY HERITAGE ONTARIO 2003 ANNUAL GENERAL MEETING AND CONFERENCE – MAY 23<sup>RD</sup> TO 25<sup>TH</sup>, 2003, SARNIA, ONTARIO** (File G33) be received.

HB070-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 20, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

**M. OTHER/NEW BUSINESS**

M 1. **MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION - nil**

- \* M 2. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated April 11, 2003, re: **ONTARIO MUNICIPAL BOARD ORDER – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – MARKBAR VALLEY ESTATES INC. – EAST SIDE OF CREDITVIEW ROAD, NORTH OF HIGHWAY 7 - WARD 6** (File C3W12.4).

PDD164-2003 That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated April 11, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **ONTARIO MUNICIPAL BOARD ORDER – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – MARKBAR VALLEY ESTATES INC. – EAST SIDE OF CREDITVIEW ROAD, NORTH OF HIGHWAY 7 - WARD 6** (File C3W12.4) be received.

CARRIED

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**N.     REFERRED MATTERS**

**\*       N 1.    **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE****

PDD165-2003    That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O.     DEFERRED MATTERS – nil**

**P.     CORRESPONDENCE**

**\*       P 1.    Correspondence from the Region of York to the City Clerk dated March 31, 2003, to the Planning, Design and Development Committee Meeting of May 5, 2003, re: **REVISED PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT** (File).**

PDD166-2003    That the correspondence from the Region of York to the City Clerk dated March 31, 2003, re: **REVISED PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT** (File) be received.

CARRIED

**Q.     QUESTION PERIOD**

Q 1.    City Councillor Bob Callahan raised concerns with respect to a potential breeding ground for mosquitoes and the spread of the West Nile virus at the recycling business 125 Orenda Road where tires are stored. Staff advised that the matter should be directed to the Enforcement Division for investigation.

**R.     PUBLIC QUESTION PERIOD – nil**

**S.     ADJOURNMENT**

PDD167-2003    That the Planning, Design and Development Committee do now adjourn to meet again on Wednesday, May 21, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 7:30 p.m., May 5, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**MAY 21, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
Regional Councillor L. Bissell – Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
City Councillor E. Moore - Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor R. Begley – Wards 8 and 9 (illness)  
Regional Councillor G. Miles – Wards 7 and 11 (vacation)

**Staff Present:**

**Planning, Design and Development**

J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
W. Lee, Associate Director, Special Projects  
D. Kraszewski, Manager of Development Services  
K. Ash, Manager of Development Services  
B. Steiger, Development Planner  
N. Grady, Development Planner  
M. Innocente, Development Planner

**Legal Services**

J. Atwood-Petkovski, Corporation Counsel and Director of Litigation  
K. Zammit, Director of Administration and Acting City Clerk  
C. Urquhart, Legislative Coordinator

**MINUTES**  
**Planning, Design and Development Committee**

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The meeting was called to order at 1:07 p.m. and adjourned at 1:25 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

**A.            PDD168-2003    APPROVAL OF AGENDA**

**B.                                CONFLICTS OF INTEREST**

**C.                                CONSENT**

**D 1.        PDD169-2003    DELEGATION - RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6 (File C2W10.8) (See Item E6).**

**E 1.        PDD170-2003    RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. – FRANCES DANYLIW – URBAN AND COUNTRY DEVELOPMENT LTD. - SOUTH AND WEST OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10 (File C5E14.3).**

**E 2.        PDD171-2003    RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION - PROPOSED DRAFT PLAN OF COMMON ELEMENTS AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH - WARD 5 (File C1W6.56).**

**E 3.        PDD172-2003    RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD – EAST OF WEST DRIVE AND WEST OF DIXIE ROAD – WARD 8 (File C3E2.6).**

**E 4.        PDD173-2003    RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 – WARD 6 (File T4W13.6).**

**E 5.        PDD174-2003    INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL BOARD HEARING - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE - WARD 9 (File T5E15.22).**

**E 6.        PDD169-2003    RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6 (File C2W10.8) (See Item D1).**

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- F 1. PDD175-2003 BRAMPTON'S RESPONSE TO REGION OF PEEL RESOLUTION RELATED TO THE IMPACT OF GROWTH ON HOSPITALS, POLICING AND HUMAN SERVICES (File POO GR).**
- F 2. PDD176-2003 APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – PAULINE AND STEPHEN MCCAHERY – 1191 MARTIN'S BOULEVARD – WARD 6 (G33LA).**
- G 1. PDD177-2003 RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A358/02 – 1092451 ONTARIO LIMITED – 255 RUTHERFORD ROAD – WARD 3 (File A358/02).**
- H 1. PDD178-2003 HOUSEKEEPING AMENDMENTS TO CORRECT ERRORS TO COMPREHENSIVE ZONING BY-LAWS (File P42CO).**
- H 2. PDD168-2003 DELETED FROM THE AGENDA UNDER APPROVAL OF THE AGENDA**
- I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
- J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- K 3. PDD179-2003 MINUTES OF THE EDUCATION LIAISON COMMITTEE MEETING OF MAY 8, 2003**
- L 2. PDD180-2003 SITE PLAN ACTIVITY SUMMARY FOR MARCH AND APRIL 2003 (File P46S1)**
- M. DEFERRED MATTERS**
- N. PDD181-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
- O. CORRESPONDENCE**
- P. QUESTION PERIOD**
- Q. PUBLIC QUESTION PERIOD**
- R. PDD182-2003 ADJOURNMENT**

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City Councillor Gibson, Chair



**MINUTES**  
**Planning, Design and Development Committee**

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**A. APPROVAL OF AGENDA**

PDD168-2003 That the Agenda for the Planning, Design and Development Committee Meeting of May 21, 2003 be approved as amended:

To delete the following item which was included on this agenda in error and which will appear on the agenda for the meeting to be held June 2, 2003:

- H 2. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 9, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E4, E5, F1, F2, G1, H1, K3, N1)

**D. DELEGATIONS**

- D 1. Mr. Ron Webb, Davis, Webb Schulze and Moon, request dated May 14, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6** (File C2W10.8) (See Report E6).

A motion was introduced to approve the staff recommendations as amended to add the following provisions:

“That urban design guidelines be prepared before site plan approval and not before adoption of the official plan amendment and enactment of the amending zoning by-law;

“That the official plan amendment and zoning-by-law shall reflect the concept provided by our client and not the revised concept (Appendix 7) attached to the staff report;

“That the applicant not be required to revise the Traffic Impact Study which was prepared to reflect the proposal made by our clients.”

Mr. Ron Webb, Davis, Webb Schulze and Moon, on behalf of the applicants advised that he was pleased with the amendment to the staff recommendations. He responded to questions from Committee with respect to the widening of Bovaird Drive and the traffic impact, which may result, and the type of housing being proposed.

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Item E6 was brought forward and dealt with at this time. The above referenced amendment to the staff recommendation is incorporated into the recommendation below.

- PDD169-2003
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 7, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re:  
**RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6** (File C2W10.8) be received; and
  2. That the delegation of Mr. Ron Webb, Davis, Webb Schulze and Moon, to the Planning, Design and Development Committee Meeting of May 21, 2003, re:  
**RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6** (File C2W10.8) be received; and,
  3. That the application be approved and staff be directed to prepare the appropriate documents or the consideration of City Council subject to the following conditions:

That prior to the adoption of the Official Plan Amendment and enactment of the amending zoning by-law the owner shall enter into a development agreement with the City, which shall contain the following provisions:

    - (a) Prior to the submission of a site plan application for any development on the subject lands, urban design guidelines be prepared for the site to address, among other things, design issues and ensure compatibility with the adjacent uses, to the satisfaction of the City.
    - (b) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
    - (c) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.
    - (d) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
    - (e) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
    - (f) The owner shall consent to providing easements to the full-moves access located on the subject lands in favour of the lands to the west.

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- (g) Prior to the approval of any site development plan for the subjection lands, the owner shall provide a Stormwater Implementation Report to demonstrate compliance with the overall Stormwater Management Report prepared by Urban Ecosystems for the adjacent subdivision, to the satisfaction of the City.
  - (h) Prior to the approval of any site development plan for a residential apartment building, the applicant shall submit a noise impact study that identifies noise mitigation measures and agrees to implement the recommendations of the report all to the satisfaction of the City.
4. That the implementing zoning by-law rezone the lands for Service Commercial (SC) and Residential Apartment A Zone (R4A) uses and contain the following provisions:
- 1. For the apartment component:
    - A maximum height of five storeys
    - A minimum lot area per unit of 67.6 m<sup>2</sup>
    - A minimum setback of 15 metres to a residential zone
    - A minimum setback of 10 metres to an open space zone
    - A minimum setback of 8 metres to a commercial zone
    - Minimum landscaping of:
      - i) 3 metres abutting an open space zone
      - ii) 5 metres abutting a commercial zone
      - iii) 5 metres abutting Regional Road 107
      - iv) 3 metres abutting any other property line
    - a maximum unit size of 92.9 m<sup>2</sup> (1000 ft<sup>2</sup>)
    - A minimum of 1.10 parking spaces/unit shall be provided for a seniors apartment building
  - 2. For the commercial component:
    - That the following uses be permitted:
      - Commercial*
        - a) motel;
        - b) a community club;
        - c) a tool and equipment rental establishment;
        - d) a retail establishment having no outside storage;
        - e) a service shop;
        - f) an office;
        - g) a dry cleaning and laundry distribution station;
        - h) laundromat;
        - i) standard restaurant;
        - j) convenience restaurant;
        - k) take-out restaurant;
        - l) printing establishment;
        - m) community club;
        - n) health centre;
      - Non-Commercial*
        - a) a day nursery;
        - b) crisis care facilities;
    - A drive-through lane should be no closer than 15 metres to any residential-zoned land
    - A maximum height of 2-storeys

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- A minimum landscaped area of 3 metres adjacent to any residential use
  - A minimum landscape strip adjacent to Regional Road 107 of 5 metres
5. That this decision be considered null and void and a new development application be required, unless an Official Plan Amendment is adopted and a Zoning By-law is passed within 18 months of the Council decision.

CARRIED

**E. DEVELOPMENT TEAM REPORTS**

- \* E 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 9, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW –GAGNON LAW BOZZO URBAN PLANNERS LTD. – FRANCES DANYLIW – URBAN AND COUNTRY DEVELOPMENT LTD. - SOUTH AND WEST OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E14.3).
- PDD170-2003
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 9, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. – FRANCES DANYLIW – URBAN AND COUNTRY DEVELOPMENT LTD. - SOUTH AND WEST OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E14.3) be received; and,
  2. That prior to the issuance of draft approval, the Springdale Transportation Development Cap shall be increased beyond 13,550 units by resolutions of Brampton and Peel Councils and/or that it has been determined and confirmed in such resolutions that a portion of the current or increased Cap is to be allocated to the subject Plan.
  3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision, to the satisfaction of the City, to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.
  4. That prior to the issuance of draft plan approval, any outstanding final comments from internal departments and conditions of draft approval from the Toronto and Region Conservation Authority and the Region of Peel shall be received by the Planning, Design and Development Department.
  5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

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6. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City's Engineering and Development Services Division and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
7. That prior to the issuance of draft plan approval, a Geotechnical Evaluation, Vegetation Analysis and a detailed restoration plan shall be approved by the Toronto and Region Conservation Authority and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
8. That prior to draft plan approval, the applicant shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.
9. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
10. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - a. any necessary red-line revisions to the draft plan identified by staff,
  - b. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, and
  - c. the applicant shall demonstrate to the satisfaction of the City that two temporary access points to arterial roadways will be provided.
11. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

- E 2. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated May 2, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION - PROPOSED DRAFT PLAN OF COMMON ELEMENTS AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH - WARD 5** (File C1W6.56).

Discussion took place with respect to the proposed change to medium density designation and staff clarified that the increased density is appropriate for residential development and intensification in the Downtown.

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- PDD171-2003
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated May 2, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re:  
**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION - PROPOSED DRAFT PLAN OF COMMON ELEMENTS AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH - WARD 5** (File C1W6.56) be received; and
  2. That prior to the issuance of draft plan approval, the Official Plan Amendment associated with the subject application shall be approved. The amendment will retain the “Medium Density Designation” and site specific policies shall be provided that specify a maximum density of 62 units per net residential hectare (25 units per net residential acre).
  3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps.
  4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  5. That prior to the enactment of the zoning by-law, urban design guidelines shall be approved to the satisfaction of the Commissioner of Planning, Design and Development.
  6. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law, subject to the following conditions:
    - A. With respect to Blocks 6 and 7 on the Proposed Draft Plan of Subdivision (58, condominium townhouse dwelling units).
      1. Shall only be used for the following purposes:
        - (a) a townhouse dwelling; and,
        - (b) purposes accessory to the other permitted purposes.
      2. shall be subject to the following requirements and restrictions:
        - (1) Minimum Lot Area:
          - (a) for an end unit of a townhouse dwelling on a corner lot: 158 square metres;
          - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 137 square metres;
          - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 105 square metres;

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- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 6.1 metres;
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres;
- (3) Minimum Lot Depth: 22.6metres;
- (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 5.0 metres;
- (6) Minimum Exterior Side Yard Width: 2.4 metres;
- (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- (8) Maximum Building Height: 3 storeys;
- (9) Maximum Lot Coverage by Main Building: none;
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 23 square metres; and,
- (11) Minimum Distance Between Buildings: none;
- (12) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) No more than 8 dwelling units shall be attached;
- (14) The following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres;
  - (b) the garage shall not project beyond the front wall of the dwelling unit;

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- (15) Porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;
- (16) Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- (17) Parking:  
  
A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus 0.2 visitor/recreation parking spaces per dwelling unit.
- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

For the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) a CORNER LOT shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;
- (c) a TOWNHOUSE DWELLING shall mean a building that is divided vertically above established grade into 2 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard or exterior yard and a front yard immediately abutting the rear wall and front or exterior side wall and front wall of each unit;
- (d) For the purposes of determining the minimum front yard setback requirements, the setback will be measured from the front face of curb on a road established as a common elements condominium.

Note: Blocks E and F on the Concept Site Plan, containing a total of 12 townhouse dwelling units and immediately abutting the rear yard of "Downtown Auto" will be zoned with the requirements and restrictions outlined in Section 5. A above, however, these lands will be zoned with a Holding (H) Symbol. The



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Holding (H) Symbol is required in order to accommodate noise impacts from Downtown Auto and is discussed in greater detail in TABLE ONE of this report. Note: the 15 metre minimum setback distance from the rail line required by C.N. will also be inserted into these provisions as applicable.

- B. With respect to Blocks 1 and 2 on the Proposed Draft Plan of Subdivision (13, street townhouse dwelling units fronting onto the west side of McMurchy Avenue)
1. shall only be used for the following purposes:
    - (c) a townhouse dwelling; and,
    - (d) purposes accessory to the other permitted purposes.
  2. shall be subject to the following requirements and restrictions:
    - (1) Minimum Lot Area:
      - (a) Interior lot - 128 square metres.
      - (b) Corner lot- 161 square metres.
    - (2) Minimum Lot Width:
      - (a) Interior lot- 5.6 metres.
      - (b) Corner Lot- 7.0 metres.
    - (3) Minimum Lot Depth: 23.0 metres;
    - (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
    - (5) Minimum Rear Yard Depth: 5.0 metres;
    - (6) Minimum Exterior Side Yard Width: 2.7 metres;
    - (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0 metres;
    - (8) Maximum Building Height: 3 storeys;
    - (9) Maximum Lot Coverage by Main Building: none;
    - (10) Minimum Landscaped Open Space:
      - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
      - (b) each dwelling unit shall have a minimum rear yard area of 28 square metres; and,

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- (11) Minimum Distance Between Buildings: none;
  - (12) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
  - (13) No more than 8 dwelling units shall be attached;
  - (14) The following provisions shall apply to garages:
    - (a) maximum garage door width: 2.6 metres;
    - (b) the garage shall not project beyond the front wall of the dwelling unit;
  - (15) Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;
  - (16) Bay windows, chimney elements, projecting cornices, roof eaves and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
  - (17) Parking:

A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
  - (18) Fencing shall not be permitted in the front yard.
- C. With Respect to Blocks 3 to 5 on the Proposed Draft Plan of Subdivision (15, street townhouse dwelling units fronting onto the future Denison Avenue)
- 1. shall only be used for the following purposes:
    - (a) a townhouse dwelling; and,
    - (b) purposes accessory to the other permitted purposes.
  - 2. shall be subject to the following requirements and restrictions:
    - (1) Minimum Lot Area:
      - (a) Interior lot - 108 square metres.
      - (b) Corner lot- 161 square metres.
    - (2) Minimum Lot Width:
      - (a) Interior lot- 4.7 metres.
      - (b) Corner Lot- 6.9 metres.

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- (3) Minimum Lot Depth: 23.0 metres;
- (4) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 4.9 metres;
- (6) Minimum Exterior Side Yard Width: 1.2 metres;
- (7) Minimum Interior Side Yard Width:  
1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- (8) Maximum Building Height: 3 storeys;
- (9) Maximum Lot Coverage by Main Building: none;
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 28 square metres; and,
- (11) Minimum Distance Between Buildings: none;
- (12) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) No more than 8 dwelling units shall be attached;
- (14) The following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres;
  - (b) the garage shall not project beyond the front wall of the dwelling unit;
- (15) Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection;

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(16) Bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

(17) Parking:

A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.

(18) Fencing shall not be permitted in the front yard.

Note: Future Development Blocks 8 to 10 on the Proposed Draft Plan of Subdivision will be zoned with the applicable zoning requirements outlined in Sections 5. A, B and C above depending upon the unit type and unit lot width. These lands will be zoned with Holding (H) Symbols to accommodate noise issues, the potential development of southerly abutting lands and the future abandonment of the CN rail spur line and the extension of Denison Avenue to Haggert Avenue, all of which are discussed in greater detail in Table One of this report.

7. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee and subsequently approved by Council to be addressed as prior to draft plan approval have been addressed, subject to the following:
1. any necessary red-line revisions to the draft plan identified by staff, including the following;
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
    - (a) If and when the rail spur line abutting the west limit of the subject land is no longer required for service, the owner covenants and agrees to pay for the full cost of extending Denison Avenue to connect with Haggert Avenue, including but not limited to, the following works:
      - Acquire the necessary lands for the extension of Denison Avenue to Haggert Avenue.
      - Submit a geotechnical report confirming the design specifications for constructing the road extension.
      - Revise the engineering drawings as necessary and construct the road extension in accordance with the prevailing engineering design criteria and standards.
      - Remove and dispose the rail spur lines off site.
      - Remove the temporary turning circle and restore the boulevard to the satisfaction of the Director of Engineering and Development Services.
      - Retain an Environmental Consultant to conduct soil testing of the land for contaminated soil.
      - Remove any contaminated soil as identified by the Environmental Consultant and dispose the materials off site at a proper hazardous waste station.

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- Submit an Environmental Site Assessment clearance letter from the Environmental Consultant certifying that the land to be conveyed to the City for road extension is free from any contaminant and that it complies with the current and applicable MOE legislation, regulations and guidelines.
  - To ensure completion of the above noted works, the owner shall submit a letter of credit in an amount to the satisfaction of the Director of Engineering and Development Services prior to approval of engineering drawings. The amount of the letter of credit shall be determined upon submission of the design details to the Engineering and Development Services Division.
  - To pay a non-refundable administration fee equal to three and one-half percent (3.5%) of the total cost of the works related to the road extension.
- (b) A warning clause shall be inserted into all offers of purchase and sale and tenancy agreements advising future owners of the condominium townhouse units that it is the responsibility of the Condominium Corporation to maintain all waste disposal areas to ensure that they are clean and free of litter and debris.
- (c) The owner shall be required to pay an amount to be determined in accordance with the Stormwater Management Fee-In-Lieu Policy as adopted by City Council prior to the registration of the subdivision plan.
8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

- E 3. Report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated April 8, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD – EAST OF WEST DRIVE AND WEST OF DIXIE ROAD – WARD 8** (File C3E2.6).

Discussion took place on a motion to approve the staff recommendation as amended as follows:

- Page E3-3 (9) to delete “excluding professional offices”
- Page E3-5 (10) to change “929 square metres” to “1190 square metres”
- Page E3-5 to delete No 3.

The following motion was considered:

- PDD172-2003 1. That the report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated April 8, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 728836 ONTARIO LIMITED – NORTH SIDE OF ORENDA ROAD – EAST OF WEST DRIVE AND WEST OF DIXIE ROAD – WARD 8** (File C3E2.6) be received as amended; and,

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2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
- (1) The Bramalea West Industrial Secondary Plan be amended to permit an expanded range of Mixed Industrial and Commercial uses. In particular, the lands located on the north side of Orenda Road, between West Drive and Dixie Road, known municipally as 284 Orenda Road, designated for “Mixed Industrial and Commercial Use”, be used for industrial, retail, office, commercial, and recreational uses. The specific policies will identify the maximum gross floor area of the building, the maximum gross floor area devoted to specific uses and parking requirements.
  - (2) The subject site be rezoned from Industrial One A Section 1039 (M1A – Section 1039) to an Industrial One A Zone with a special section, with the following provisions:
    - (a) shall only be used for the following purposes:

Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot

Non Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure;
- (3) a home furnishings and improvement retail warehouse;
- (4) a community club;
- (5) an animal hospital;
- (6) a dining room restaurant, a takeout restaurant;
- (7) a personal service shop, not including a massage parlour;
- (8) a service shop;
- (9) an office, excluding professional offices;

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- (10) a bank, trust company and finance company;
- (11) a copying establishment;
- (12) a custom workshop;
- (13) a convenience store;
- (14) a place of commercial recreation;
- (15) a commercial school;
- (16) a laundromat;
- (17) a dry cleaning and laundry distribution station.

Accessory

- (1) an associated educational use;
  - (2) an associated office;
  - (3) accessory retail sales; only one of the following shall be permitted:;
    - i. the retail sale of food and food related goods, operated in connection with a particular purpose permitted by the Industrial uses outlined above, provided that the total gross commercial floor devoted to retailing is not more than 30% of the total gross industrial floor area of the particular industrial uses to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use; or,
    - ii. the retail sale of non-food related goods, operated in connection with a particular purpose by the Industrial uses, provided that the total gross commercial floor devoted to retailing is not more than 45% of the total gross industrial floor area of the particular industrial use to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use;
  - (4) purposes accessory to the other permitted purposes.
- (b) Shall be subject to the following requirements and restrictions:
- (1) The maximum gross floor area of all buildings and structures shall not exceed 5,525 square metres;

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- (2) Minimum Lot Area: 1.1 hectares.
  - (3) Minimum Front Yard Depth: 15.2 metres.
  - (4) Minimum Interior Side Yard:
    - i. East Side Yard 7.6 metres.
    - ii. West Side Yard 12.1 metres.
  - (5) Maximum Building Height: 2 storeys.
  - (6) Minimum Landscaped Open Space:
    - i. Front Yard:

A minimum 4.8 metre wide landscaped open space area, except at approved driveway locations, shall be provided in the front yard.
    - ii. Side Yard:

None required
  - (7) Minimum Parking Spaces: 165 spaces
  - (8) Drive-through facilities shall not be permitted.
  - (9) Restaurant uses shall be limited to a maximum gross floor area of 929 square metres.
  - (10) Office uses shall be limited to a maximum gross floor area of 929 square metres.
  - (11) Adult entertainment establishments shall not be permitted.
- (c) shall be subject to requirements and restrictions relating to the M1A Zone, and all general provisions of this by-law, which are not in conflict with the ones set out in section (b).
3. That development of the subject lands shall be subject to a site plan agreement that shall contain the following provisions:
- (a) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;
  - (b) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.

CARRIED



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- \* E 4. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated May 1, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 – WARD 6** (File T4W13.6).

- PDD173-2003
1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated May 1, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FINANCIAL DRIVE PROPERTIES LIMITED – EAST SIDE OF FINANCIAL DRIVE – NORTH OF HIGHWAY 407 – WARD 6** (File T4W13.6) be received; and,
  2. That prior to the enactment of the zoning by-law, the applicant shall submit revised architectural design guidelines, to the satisfaction of the City (in consultation with the Churchville Heritage Committee), showing, among other things, house designs that are complementary to the area and sympathetic to the neighbouring Village of Churchville and that, in particular to Lots 33 to 40, 49 and 50, incorporate significant variations in roof styles to ensure there will not be a “hard urban roofline” when viewed from the Village of Churchville.
  3. That prior to the enactment of the amending by-law, confirmation shall be received from the Region of Peel advising that any changes made to lot locations and configuration are satisfactory with respect to the servicing easement shown between Lots 40 and 41 on the August 13, 2002 draft approved plan (File: 21T-98005B).
  4. That zoning by-law be amended to reflect the minor lot adjustments on the plan and the increase permitted gross floor area and building height on Lots 33 to 40, 49 and 50 of the plan dated January 23, 2003 (Map 1 of this report).
  5. That approval will be null and void unless a zoning by-law with respect to this application is enacted within 18 months of the date of Council’s decision.

CARRIED

- \* E 5. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 5, 2003, re: **INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL BOARD HEARING - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE - WARD 9** (File T5E15.22).

- PDD174-2003
- That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 5, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL BOARD HEARING - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE - WARD 9** (File T5E15.22) be received.

CARRIED

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- E 6. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 7, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BILL AND ELSIE POOLE - SOUTH SIDE OF REGIONAL ROAD 107 (FORMERLY HIGHWAY 7) EAST OF CHINGUACOUSY ROAD – WARD 6** (File C2W10.8) (See Delegation D1).

**DEALT WITH UNDER DELEGATION D1, RECOMMENDATION PDD169-2003**

**F. POLICY PLANNING REPORTS**

- \* F 1. Report from A. Smith, Manager of Growth Management and Special Policy, and O. Izirein, Policy Planner, Planning, Design and Development, dated May 6, 2003, re: **BRAMPTON'S RESPONSE TO REGION OF PEEL RESOLUTION RELATED TO THE IMPACT OF GROWTH ON HOSPITALS, POLICING AND HUMAN SERVICES** (File POO GR).
- PDD175-2003 1. That the report from A. Smith, Manager of Growth Management and Special Policy, and O. Izirein, Policy Planner, Planning, Design and Development, dated May 6, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **BRAMPTON'S RESPONSE TO REGION OF PEEL RESOLUTION RELATED TO THE IMPACT OF GROWTH ON HOSPITALS, POLICING AND HUMAN SERVICES** (File POO GR) be received; and
- 2.. That Halton-Peel District Health Council be included as an interested party to provide input and comments on major planning review initiatives including Growth Management Program, Official Plan Review, North West Brampton Urban Boundary Review, Secondary Plan background studies;
3. That a copy of the City of Brampton Development Outlook Report dated April 2003, be forwarded to the Halton-Peel District Health Council and that the agency be included on the Planning, Design and Development Department mailing list to ensure that it receives all subsequent updates of the report;
4. That specific development applications not be circulated to area hospitals and the Halton-Peel District Health Council; and,
5. That the City Clerk be directed to forward a copy of the approved recommendation related to this matter and the staff report to the Region of Peel, the Halton-Peel District Health Council, the City of Mississauga and the Town of Caledon for their information.
- CARRIED
- \* F 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated April 23, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – PAULINE AND STEPHEN MCCAHERY – 1191 MARTIN'S BOULEVARD – WARD 6** (G33LA).

- PDD176-2003 1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated April 23, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – PAULINE AND STEPHEN MCCAHERY – 1191 MARTIN'S BOULEVARD – WARD 6** (G33LA) be received; and,

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2. That a Heritage Permit for the demolition of the existing detached garage and the construction of an attached one-car garage on the west side of their home at 1309 Martin's Boulevard in the Village of Churchville Heritage Conservation District be approved based on the Heritage Permit application submitted by Pauline and Stephen McCahery, subject to the following conditions:
- Roof above garage addition to match the other side of the house (as per drawing);
  - Siding will match original as closely as is possible;
  - No garage door specs but agreed to 16 panel door as per the elevation drawing submitted with the application;
  - No door from garage to the front porch;
  - Garage to be located as shown on the site plan submitted with the application (not be set back from front of the house); and
  - Garage windows to match as close as possible those at the front of the house.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 23, 2003, re:  
**RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A358/02 – 1092451 ONTARIO LIMITED – 255 RUTHERFORD ROAD – WARD 3** (File A358/02).
- PDD177-2003 1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated April 23, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re:  
**RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A358/02 – 1092451 ONTARIO LIMITED – 255 RUTHERFORD ROAD – WARD 3** (File A358/02) be received; and
2. That staff be directed to attend the May 29, 2003 Ontario Municipal Board Hearing to support the Committee of Adjustment decision to refuse the minor variance application.

CARRIED

**H. BUILDING AND ZONING REPORTS**

- \* H 1. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 1, 2003, re: **HOUSEKEEPING AMENDMENTS TO CORRECT ERRORS TO COMPREHENSIVE ZONING BY-LAWS** (File P42CO).

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- PDD178-2003    1.      That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 1, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **HOUSEKEEPING AMENDMENTS TO CORRECT ERRORS TO COMPREHENSIVE ZONING BY-LAWS** (File P42CO) be received; and
2.      That staff be authorized to present an appropriate by-law amendment directly to Council for consideration with respect to the correction of errors of formatting wording, and references as outlined in the staff report.

CARRIED

- H 2.      Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 9, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO).

**This item was deleted from the agenda under Approval of the Agenda Recommendation PDD169-2003 as it was included in error and will be on the agenda for the meeting scheduled to be held June 2, 2003.**

**I.      COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**J.      ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**K.      MINUTES**

**K 1.      BRAMPTON HERITAGE BOARD - nil**

**K 2.      FLOWER CITY STRATEGY COMMITTEE – nil**

**\*      K 3.      EDUCATION LIAISON COMMITTEE – MINUTES - MAY 8, 2003**

- PDD179-2003    That the **MINUTES OF THE EDUCATION LIAISON COMMITTEE MEETING OF MAY 8, 2003** to the Planning, Design and Development Committee Meeting of May 21, 2003, Recommendation EL015-2003 to EL022-2003, be approved as amended to correct the clerical error in numbering sequence of recommendations.

CARRIED

The recommendation were approved as follows:

- EL015-2003    That the agenda of the Education Liaison Committee Meeting of May 8, 2003 be approved, as amended, to add:

E 3.      Discussion re: **QUORUM FOR THE EDUCATION LIAISON COMMITTEE** (File G26); and,

F 2.      Correspondence from Mr. T.P. Miller, Associate Director of Education, Corporate Services, Dufferin-Peel Catholic District School Board, dated May 6, 2003, re: **DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD STAFF**

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**REPRESENTATIVE ON STAFF WORKING GROUP TO DEVELOP INDOOR  
AND OUTDOOR JOINT-USE POLICIES (File G26).**

CARRIED

- EL016-2003      That the Minutes of the Education Liaison Committee Meeting of February 13, 2003, to the Education Liaison Committee Meeting of May 8, 2003, be received.
- EL017-2003      That the Community Services Committee Report from B. Cranch, Commissioner of Community Services, dated March 29, 2003, to the Education Liaison Committee Meeting of May 8, 2003, re: **RUNNING TRACK AT HAROLD M. BRATHWAITE SECONDARY SCHOOL – 415 GREAT LAKES DRIVE – WARD 10** (File R15) be received.
- EL018-2003      That the correspondence from Committee Co-Chair, City Councillor S. Hames, to the Dufferin-Peel Catholic District School Board and the Peel District School Board, dated February 18, 2003, to the Education Liaison Committee Meeting of May 8, 2003, re: **REQUEST FOR STAFF PARTICIPATION ON A STAFF WORKING GROUP TO DEVELOP INDOOR AND OUTDOOR JOINT USE POLICIES AND DEAL WITH IMMEDIATE SHORTAGE OF OUTDOOR SOCCER FIELDS FOR SUMMER 2003** (File G26) be received; and,
- That the correspondence from Mr. T.P. Miller, Associate Director of Education, Corporate Services, Dufferin-Peel Catholic District School Board, dated May 6, 2003, to the Education Liaison Committee Meeting of May 8, 2003, re: **DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD STAFF REPRESENTATIVE ON STAFF WORKING GROUP TO DEVELOP INDOOR AND OUTDOOR JOINT-USE POLICIES** (File G26) be received.
- EL019-2003      Whereas quorum for the Education Liaison Committee was set at 6 pursuant to Council Resolution C102-2003 (January 13, 2003) subject to 4 out of the 6 groups comprising the membership of the Committee being represented; and,
- Whereas the Conseil Scolaire de District Catholique (French Catholic), one of the six groups included in quorum for the Committee, did not respond to the invitation to appoint a representative to the Committee; and,
- Whereas, while it is the intention of the Education Liaison Committee to keep this membership opportunity available to the Conseil Scolaire de District Catholique, it is important that an adjustment be made to ensure quorum is achieved for all meetings;
- Therefore Be It Resolved that quorum for the Education Liaison Committee remain at 6, but that it be subject to 3 out of the 6 groups comprising the membership of the Committee being represented.
- EL020-2003      That the correspondence from Mr. Jean-Luc Bernard, Director of Education, Conseil Scolaire Public de District du Centre-Sud-Ouest, dated February 14, 2003, to the Education Liaison Committee Meeting of May 8, 2003, re: **CONFIRMATION OF CONSEIL SCOLAIRE PUBLIC DE DISTRICT DU CENTRE-SUD-OUEST APPOINTMENT TO THE EDUCATION LIAISON COMMITTEE** (File G26) be received.

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EL021-2003 That the Community Services Committee Report from H. Newlove, Director of Recreation Facilities and Programs, Community Services, dated March 5, 2003, to the Education Liaison Committee Meeting of May 8, 2003, re: **UNITED WAY OF GREATER TORONTO – REPORT ON UTILIZATION OF COMMUNITY SPACES** (File M03) be received.

EL022-2003 That the Education Liaison Committee do now adjourn to meet again on Thursday, June 12, 2003 at 4:00 p.m., or at the call of the Chair.

CARRIED

**L. OTHER / NEW BUSINESS**

**L 1. MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION - nil**

L 2. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated May 1, 2003, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **SITE PLAN ACTIVITY SUMMARY FOR MARCH AND APRIL 2003** (File P46S1).

Discussion took place with respect to access to a commercial site located at Sandalwood Parkway West of Airport Road and staff responded to questions from Committee.

PDD180-2003 That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated May 1, 2003, re: **SITE PLAN ACTIVITY SUMMARY FOR MARCH AND APRIL 2003** (File P46S1) be received.

CARRIED

**M. DEFERRED MATTERS - nil**

**N. REFERRED MATTERS**

\* N 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD181-2003 That the list from the Clerk's Office, to the Planning Design and Development Committee Meeting of May 21, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. CORRESPONDENCE - nil**

**P. QUESTION PERIOD - nil**

**Q. PUBLIC QUESTION PERIOD - nil**

**R. ADJOURNMENT**

PDD182-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, June 2, 2003 at 7:00 p.m. or at the call of the Chair.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**JUNE 2, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor P. Richards - Wards 8  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor R. Begley – Wards 8 and 9 (other municipal business)  
City Councillor J. Hutton – Ward 6 (illness)  
City Councillor B. Cowie – Ward 7 (other municipal business)  
City Councillor D. Metzak – Ward 9 (other municipal business)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
B. Winterhalt, Associate Director of Planning Policy and Growth Management  
S. Dewdney, Manager, Open Space Design & Construction  
A. Smith, Manager of Growth Management and Special Policy  
D. Kraszewski, Manager of Development Services  
D. Waters, Manager of Land Policy  
P. Snape, Manager of Development Services  
R. Nykyforchyn, Development Planner  
B. Steiger, Development Planner

**Legal Services**

J. Atwood-Petkovski, Director of Litigation and Corporation Counsel  
K. Zammit, Director of Administration and Acting, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., and adjourned at 9:00 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- |            |                    |   |
|------------|--------------------|---|
| <b>A.</b>  | <b>PDD183-2003</b> | <b>APPROVAL OF AGENDA</b>   |
| <b>B.</b>  |                    | <b>CONFLICTS OF INTEREST</b>  |
| <b>C.</b>  |                    | <b>CONSENT</b>  |
| <b>D1.</b> | <b>PDD184-2003</b> | <b>INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75 CE)</b>  |
| <b>D2.</b> | <b>PDD185-2003</b> | <b>INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD EAST OF AIRPORT ROAD - WARD 10</b>   |
| <b>D3.</b> | <b>PDD186-2003</b> | <b>INFORMATION REPORT –APPLICATION TO AMEND THE ZONING BY-LAW – GIUSEPPE &amp; ROSARIA BUCCIERI – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10 (File C8E10.7)</b>   |
| <b>D4.</b> | <b>PDD187-2003</b> | <b>INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PHASE 1 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST – 218 AND 220 JOHN STREET - 34, 36, 38, 40 AND 42 HILLCREST AVENUE - WARD 3 (File C1E5.50)</b><br><br><b>INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PHASE 2 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST – 221, 223 AND 225 JOHN STREET - WARD 3 (File C1E5.49)</b> |
| <b>D5.</b> | <b>PDD188-2003</b> | <b>INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD – WARD 10 - (File C7E5.15)</b>  |
| <b>D6.</b> | <b>PDD189-2003</b> | <b>INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (C/O NORTH WEST LEXUS) – NORTH WEST CORNER OF REGIONAL ROAD 107 AND MARITIME ONTARIO BOULEVARD – WARD 10 (File C7E6.30)</b>   |
| <b>D7.</b> | <b>PDD190-2003</b> | <b>INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HARBOUR VIEW INVESTMENTS LIMITED – SOUTH WEST CORNER OF AIRPORT ROAD AND COUNTRYSIDE DRIVE – WARD 10 (File C6E15.8).</b>  |
| <b>D8.</b> | <b>PDD191-2003</b> | <b>INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES (File P42CO)</b>   |



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- E1. PDD192-2003 DELEGATION –STATUS REPORT - HIGHWAY 410 EXTENSION AND RELATED MATTERS (File P26) (See Item M1.1)**
- F1. PDD193-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST OF THE GORE ROAD AND NORTH EBENEZER ROAD - WARD 10 (File C10E7.7)**
- F2. PDD194-2003 RECOMMENDATION – REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASLTEMORE ROAD ACROSS FROM EVERGREEN AVENUE BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE - WARD 10 (File C8E10.4)**
- G. COMMITTEE OF ADJUSTMENT REPORTS**
- H1. PDD195-2003 STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW (File P25)**
- H2. PDD196-2003 HIGHWAY 427 EXTENSION STRATEGIC ISSUES (File T17)**
- I. PDD197-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2003 (File B11)**
- J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
- K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- L1. PDD198-2003 MINUTES - BRAMPTON HERITAGE BOARD – MAY 20, 2003**
- M1.1 PDD192-2003 STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS (File P26) (See Delegation E1)**
- N1. PDD199-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- O. DEFERRED MATTERS**
- P. PDD200-2003 RESOLUTION AND REPORT REGARDING THE URBAN TRANSPORTATION SHOWCASE PROGRAM – APPLICATION TO TRANSPORT CANADA FOR THE “GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM” (File G75)**
- Q. QUESTION PERIOD**
- R. PUBLIC QUESTION PERIOD**
- S. PDD201-2003 ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF THE AGENDA**

PDD183-2003 That the agenda for the Planning, Design and Development Committee Meeting dated June 2, 2003, be approved as amended to add:

Delegations:

E 1. Re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26).

1. Mr. Chris Barnett, Davis and Company, representing Senator Homes
2. Mr. Bob Hooshley, Metrus Development Inc.

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(H1, I1, L1, N1, P1)

**D. PUBLIC MEETING REPORTS**

- D 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated May 15, 2003, re: **INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

Members of the public present did not wish to see a presentation.

Mr. Michael Gagnon, GLB Urban Planners Ltd., provided written submissions on behalf of Hillier and Hillier, 1451807 Ontario Inc. and Asta Developers (Ontario) Inc. and Urban Renaissance Inc., who are all involved in the redevelopment of Downtown Brampton and the Queen Street Corridor. He filed three letters on behalf of his clients.

With respect to the Hillier and Hillier proposal, Mr. Gagnon advised that they will be applying for an amendment to the zoning by-law to construct a 250 unit apartment building at the southwest corner of Market Street and Main Street North.

Mr. Gagnon advised that the property owned by 1451807 Ontario Inc. which is located on the west side of Denison Avenue, north of Nelson Street West is the subject of an official plan and zoning by-law amendment for which final municipal approvals are anticipated within the next few months.

With regards to his client, Asta Developers (Ontario) Inc. and Urban Renaissance Inc. who are the proponents for a freehold townhouse project located on the south side of Queen Street, west of Kennedy Road, an application to amend the official plan and zoning by-law has been filed.

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He advised that all three redevelopment proposals are dependent on the Development Incentive Grant Program being extended for another year after the expiry date on July 17, 2003.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

A motion was introduced to receive the written submissions filed by Mr. Gagnon, and to approve the recommendations in the report, with an amendment to the report to correct a clerical error on Page D1-3 to change the name 'Ms. Gagnon', in the third paragraph, to 'Ms. Bozzo'.

- PDD184-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated May 15, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; as amended on Page D1-3 to change the name 'Ms. Gagnon', in the third paragraph, to 'Ms. Bozzo', and,
  2. That the written submissions from Mr. Michael Gagnon, GLB Urban Planners, dated June 2, 2003 on behalf of Hillier and Hillier, 1451807 Ontario Inc. and Asta Developers (Ontario) Inc. and Urban Renaissance Inc., to Planning, Design and Development Committee Meeting of June 2, 2003, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and
  3. That staff be directed to report back to the Planning, Design and Development Committee with the results of the Public Meeting and a final recommendation.

CARRIED

- D 2. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated May 12, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD EAST OF AIRPORT ROAD - WARD 10** (File C7E11.9).

Members of the public present requested a presentation of the proposal but did not wish to speak.

Mr. Dan Kraszewski, Manager of Development Services, gave a presentation and outlined details of the proposal.

- PDD185-2003
1. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD EAST OF AIRPORT ROAD - WARD 10** (File C7E11.9) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- D 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated May 12, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GIUSEPPE & ROSARIA BUCCIERI – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.7).

No members of the public were present for this item.

- PDD186-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT –APPLICATION TO AMEND THE ZONING BY-LAW – GIUSEPPE & ROSARIA BUCCIERI – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.7) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4.
- (1) Report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated May 12, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PHASE 1 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST – 218 AND 220 JOHN STREET - 34, 36, 38, 40 AND 42 HILLCREST AVENUE - WARD 3** (File C1E5.50).
  - (2) Report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated May 12, 2003, re: **INFORMATION REPORT—APPLICATION TO AMEND THE ZONING BY-LAW - PHASE 2 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST – 221, 223 AND 225 JOHN STREET - WARD 3** (File C1E5.49).

Members of the public present requested a presentation of the proposal.

Mr. Paul Snape, Manager of Development Services, gave a presentation and outlined details of the proposal.

Mr. Ron McInerney, 213 John Street, Brampton, questioned whether the proposals were a major deviation from the strategic plan for Downtown Brampton and the Queen Street Corridor.

Staff clarified that the proposals were to promote the redevelopment of Downtown Brampton and the Queen Street Corridor and it was not a deviation from the strategic plan.

- PDD187-2003
1. That the report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION**

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**REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PHASE 1 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST – 218 AND 220 JOHN STREET - 34, 36, 38, 40 AND 42 HILLCREST AVENUE - WARD 3** (File C1E5.50) be received; and

2. That the report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PHASE 2 – ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST – 221, 223 AND 225 JOHN STREET - WARD 3** (File C1E5.49) be received; and,
3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 5. Report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated May 12, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD – WARD 10** - (File C7E5.15).

No members of the public were present for this item.

- PDD188-2003
1. That the report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD – WARD 10** - (File C7E5.15) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 6. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 13, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (C/O NORTH WEST LEXUS) – NORTH WEST CORNER OF REGIONAL ROAD 107 AND MARITIME ONTARIO BOULEVARD – WARD 10** (File C7E6.30).

No members of the public were present for this item.

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- PDD189-2003    1.    That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 13, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (C/O NORTH WEST LEXUS) – NORTH WEST CORNER OF REGIONAL ROAD 107 AND MARITIME ONTARIO BOULEVARD – WARD 10** (File C7E6.30) be received; and,
2.    That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 7.    Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 13, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HARBOUR VIEW INVESTMENTS LIMITED – SOUTH WEST CORNER OF AIRPORT ROAD AND COUNTRYSIDE DRIVE – WARD 10** (File C6E15.8).

Ms. Rita Demcheson, 24 Hollowgrove Boulevard, Brampton, expressed concerns with respect to traffic congestion on Airport Road and Countryside Drive that would be created by the proposed development. She suggested that Airport Road should be widened to Mayfield Road and Countryside Drive should be realigned and widened to four lanes to accommodate the increased traffic. She is of the opinion that Countryside Drive would be used in the future as an east-west corridor and the installation of traffic lights at the intersection of Airport Road and Countryside Drive would improve traffic flow and be considered a safety measure.

Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD190-2003    1.    That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 13, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HARBOUR VIEW INVESTMENTS LIMITED – SOUTH WEST CORNER OF AIRPORT ROAD AND COUNTRYSIDE DRIVE – WARD 10** (File C6E15.8).
2.    That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 8.    Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 9, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO).

No members of the public were present for this item.

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- PDD191-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 9, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**E. DELEGATIONS**

- E 1. Re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) (See Report M1.1)

1. Mr. Chris Barnett, Davis and Company, on behalf of Senator Homes
2. Mr. Bob Hooshley, Metrus Development Inc.

Mr. Chris Barnett, Davis and Company, on behalf of Senator Homes, provided an update of Senator Homes' position with respect to the outcome of the negotiations with MTO regarding the Highway 410 Extension, confirming that a deal has now been reached. He advised that the construction of the first phase of the Highway 410 Extension can commence by September 2003. He suggested that the Springdale Cap be lifted to accommodate Senator Homes' request for approval of draft plan of subdivision for the lands located north of Sandalwood Parkway.

Mr. Bob Hooshley, Metrus Development Inc. indicated that he agrees with the staff report but was of the opinion that landowners who are subsidizing the Highway 410 Extension should not be penalized by the Springdale Cap. He advised that he is not requesting that the Cap be released but would like to work with staff to resolve the issues with the Cap that would allow Metrus Development to proceed with the development application for the area.

Committee discussion and questions to staff on this matter included:

- Possibility of lifting the Springdale Cap
- The effect that lifting that Cap will have on the City's Growth Management Plan
- Land acquisition
- Cost sharing agreement between the City of Brampton, Region of Peel and MTO
- Funding commitment from the Province for the construction of Highway 410
- Draft plan approval process
- Environmental Assessment Study.

Item M1.1 was brought forward and dealt with at this time.

The following motion was introduced:

1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated May 26, 2003, re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) be received; and,

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2. That the following delegations to the Planning, Design and Development Committee Meeting of June 2, 2003, re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) be received; and
  1. Mr. Chris Barnett, Davis and Company, on behalf of Senator Homes
  2. Mr. Bob Hooshley, Metrus Development Inc.
3. That staff continue:
  - a. to make every effort to expedite the construction of the Sandalwood Parkway extension between Heart Lake Road and Great Lakes Drive in 2003, along with associated improvements to the Heart Lake Road/Sandalwood Parkway intersection;
  - b. to provide advice to all applicants in Springdale, in their efforts to address other outstanding issues associated with their applications (i.e. other than the overall Springdale capacity constraint); and
  - c. to encourage and support MTO efforts to acquire the necessary properties for the Highway 410 extension;
4. That the City agree to the removal of the Cap pertaining to the Metrus Casa North plan (21T 01006B) and to the Senator 1223578 Ontario Limited plan (21T 00001B), conditional on:
  - a. MTO acquiring the required Highway 410 right-of-way from Bovaird Drive to Mayfield Road on a final and binding basis;
  - b. MTO demonstrating that there is a clear Ontario Government commitment to commence the construction of Highway 410 from Bovaird Drive to Sandalwood Parkway, and then continuing on a consecutive basis to Mayfield Road (i.e. by issuing tender awards for these consecutive phases, or otherwise); and

That such commitment be secured prior to Draft Plan Approval for the affected plans of subdivision as noted above;

  - c. The relevant cost sharing agreements between MTO, the Region and the City being amended or supplemented to clearly permit the staged construction of the Highway 410 extension to Mayfield Road, and then subsequently to Highway 10; and
5. That City staff and other affected parties be directed to begin discussions immediately for the purpose of amending/supplementing the relevant Highway 410 Extension cost sharing agreements to permit a Highway 410 staging to Mayfield Road.

An amendment was made to 4.b. to add the word “capital” so that the motion would read “... Ontario Government **capital** commitment to commence the construction ....”

The amendment was voted on and carried.

The motion, as amended, was voted on and carried.



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- PDD192-2003
1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated May 26, 2003, to the Planning, Design and Development Committee Meeting of June 2, 2003, re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) be received; and,
  2. That the following delegations to the Planning, Design and Development Committee Meeting of June 2, 2003, re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) be received; and
    1. Mr. Chris Barnett, Davis and Company, on behalf of Senator Homes
    2. Mr. Bob Hooshley, Metrus Development Inc.
  3. That staff continue:
    - a. to make every effort to expedite the construction of the Sandalwood Parkway extension between Heart Lake Road and Great Lakes Drive in 2003, along with associated improvements to the Heart Lake Road/Sandalwood Parkway intersection;
    - b. to provide advice to all applicants in Springdale, in their efforts to address other outstanding issues associated with their applications (i.e. other than the overall Springdale capacity constraint); and
    - c. to encourage and support MTO efforts to acquire the necessary properties for the Highway 410 extension;
  4. That the City agree to the removal of the Cap pertaining to the Metrus Casa North plan (21T 01006B) and to the Senator 1223578 Ontario Limited plan (21T 00001B), conditional on:
    - a. MTO acquiring the required Highway 410 right-of-way from Bovaird Drive to Mayfield Road on a final and binding basis;
    - b. MTO demonstrating that there is a clear Ontario Government capital commitment to commence the construction of Highway 410 from Bovaird Drive to Sandalwood Parkway, and then continuing on a consecutive basis to Mayfield Road (i.e. by issuing tender awards for these consecutive phases, or otherwise); and  
  
That such commitment be secured prior to Draft Plan Approval for the affected plans of subdivision as noted above;
    - c. The relevant cost sharing agreements between MTO, the Region and the City being amended or supplemented to clearly permit the staged construction of the Highway 410 extension to Mayfield Road, and then subsequently to Highway 10; and
  5. That City staff and other affected parties be directed to begin discussions immediately for the purpose of amending/supplementing the relevant Highway 410 Extension cost sharing agreements to permit a Highway 410 staging to Mayfield Road.

CARRIED

**F. DEVELOPMENT TEAM REPORTS**

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- F 1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated May 12, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST OF THE GORE ROAD AND NORTH EBENEZER ROAD - WARD 10** (File C10E7.7).

Staff responded to questions during discussion with respect to the construction of a children's park within the proposed development.

The following motion was considered:

- PDD193-2003
1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 1515382 ONTARIO LIMITED (BAYCLIFFE HOMES) – EAST OF THE GORE ROAD AND NORTH EBENEZER ROAD - WARD 10** (File C10E7.7) be received; and,
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  4. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Toronto Region Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Toronto Region Conservation;
  5. That prior to the issuance of draft plan approval, the location and design details of the future Bram East Corridor crossing are satisfactory and consistent with the draft plan to the satisfaction of the City and the Toronto Region Conservation Authority;
  6. That prior to the issuance of draft plan approval, the owner shall enter into a cost sharing arrangement for the road improvements identified in the Bram East Phase 1 Development Area Traffic Impact Study;
  7. That prior to draft approval, the Region of Peel requests that the applicant enter into and execute an agreement with the Bram East Phase 1 Developers Group and with the Region prior to draft approval for the financing and construction of oversized watermain, sanitary sewers and Regional road improvements in accordance with the implementation agreements of the Bram East Phase 1 front ending agreement including the undertaking, financing and securing if such works;

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8. That prior to the issuance of draft plan approval, a Heritage Inventory Assessment shall be received to the satisfaction of the Brampton Heritage Board and any appropriate conditions of draft plan approval, including revisions to the plan and physical layout resulting from this study, shall be accommodated;
9. That prior to the issuance of draft plan approval, confirmation from both the Dufferin-Peel Catholic District School Board and the Peel District School Board shall be received stating that satisfactory arrangements have been made to secure the necessary elementary school sites to serve this area of the Bram East Secondary Plan;
10. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
11. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
12. That the subject application be approved and staff be directed to prepare the appropriate amendments to the official plan and zoning by-law;
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law; and,
14. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - (i) Any necessary red-line revisions to the draft plan identified by staff;
  - (ii) All conditions of draft approval contained in the City of Brampton *List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
15. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

- F 2. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated May 12, 2003, re: **RECOMMENDATION – REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASLTEMORE ROAD ACROSS FROM EVERGREEN AVENUE BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE - WARD 10** (File C8E10.4).

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Committee discussion took place and staff responded to questions with respect to the number of people that would be moving into the proposed subdivision and the need for traffic lights at the corner Evergreen Avenue and Castlemore Road.

The following motion was considered:

- PDD194-2003
1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated May 12, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **RECOMMENDATION – REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARGO DEVELOPMENTS (CASTLEMORE) LIMITED – SOUTH SIDE OF CASTLEMORE ROAD ACROSS FROM EVERGREEN AVENUE BETWEEN GOREWAY DRIVE AND MCVEAN DRIVE - WARD 10** (File C8E10.4) be received; and
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, that all “downstream” owners are signatories and that the plan may be released for draft approval;
  4. That prior to the issuance of draft plan approval, the City (in consultation with the applicable School Boards) shall be satisfied that the required school sites are provided in order to meet the current inventory of draft-approved and registered plans in the Bram East Secondary Planning Area;
  5. That prior to the issuance of draft plan approval, a detailed Functional Servicing Study shall be prepared, to the satisfaction of the Director of Engineering and Development Services, with respect to the lands bounded by Castlemore Road, Goreway Drive, McVean Drive and the Claireville Conservation Area, and that any necessary revisions to the report and plans be made;
  6. That prior to the issuance of draft approval, the Estates of Valleycreek Detailed Community Design Guidelines be approved by the City;
  7. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;
  8. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

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9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
10. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
11. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law; and,
12. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff;
  2. that the adjacent draft-approved plan of subdivision under file 21T-99022B (C8E9.2, Highspring Estates) be revised to reflect the location of the parkette and to match the street layout proposed under this plan; and,
  3. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
13. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS - nil**

**H. POLICY PLANNING REPORTS -nil**

- \* H 1. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated May 15, 2003, re: **STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25).
- PDD195-2003
1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated May 15, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25) be received; and
  2. That staff be directed to incorporate the evaluation of the “Mount Pleasant Village Smart Growth Community Concept” into the Phase 2 work program for the NW Brampton and that the inverted “L” lands (as identified herein as Figure 1 of the staff report) be recognized as a potential first phase of urban expansion;

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3. That staff be directed to modify the Phase 2 work program to include the undertaking of additional work to address the long range planning for the Mount Pleasant GO Station and the surrounding Mattamy Smart Growth Community as discussed on pages 2 and 3 of the staff report;
4. That a technical advisory committee be formed to oversee the completion of the planning process for the inverted “L” lands that is comprised of representatives from the City of Brampton, Region of Peel, GO Transit, developers/landowners within the inverted “L”, the Chair and Vice-Chair of Planning, Design & Development Committee and the City Councillor for the area; and,
5. That the City Clerk forward a copy of this staff report and Council decision to GO Transit (Engineering Branch, West Regional Facility), the Regional Municipalities of Peel and Halton and the area municipalities of Mississauga, Caledon and Halton Hills.

CARRIED

- H 2. Report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, and H. Zbogor, Policy Planner, Planning, Design and Development, dated May 26, 2003, re: **HIGHWAY 427 EXTENSION STRATEGIC ISSUES** (File T17).

Committee discussion and questions to staff on this matter included:

- Environmental Assessment Study required for the Highway 427 Extension
- Importance of protecting employment land objectives in Brampton
- Brampton strategic position with respect to the Highway 427 Extension

The following motion was considered:

- PDD196-2003
1. That the report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, and H. Zbogor, Policy Planner, Planning, Design and Development, dated May 26, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **HIGHWAY 427 EXTENSION STRATEGIC ISSUES** (File T17) be received; and,
  2. That the resolution from the Region of Peel, the Region of York, and the City of Vaughan, requesting that the MTO include in the Highway 427 Extension Transportation Corridor Environmental Assessment Study Terms of Reference a provision to carry out the Route Planning phase of the EA in two stages so that the route planning phase for the southern part of the corridor can be expedited, be endorsed;
  3. That a strategic position be adopted to take immediate action to develop an arterial and collector road network that will promote a successful east Brampton employment area, in the event that the Highway 427 Extension Environmental Assessment process recommends an eastern (Vaughan) alignment as the preferred option;
  4. That staff be authorized to pursue a memorandum of understanding targeted at achieving consensus between the City of Brampton, Region of Peel, Town of Caledon, Region of York and City of Vaughan towards developing further details of an arterial and collector road network that would maximize the potential for the employment lands designated in Brampton, should the Highway 427 EA process result in a preferred corridor located east of Highway 50;

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5. That staff be directed to initiate a secondary plan for Area 47 (Highway 427 Industrial Area) and develop a work program that utilizes the results of the transportation planning and conceptual land use initiative as the first phase of background studies, to clearly demonstrate the City's objective of supporting successful employment land development in east Brampton and to preempt pressure for conversion to residential uses, and to report to Council with an appropriate work plan should the joint municipal study be initiated and the associated scope of work be more refined;
6. That City staff be directed to continue to protect for any technically feasible alignment option for the Highway 427 extension pending satisfactory negotiation of a memorandum of understanding, as described above.

CARRIED

**I. BUILDING AND ZONING REPORTS**

- \* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 21, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2003** (File B11).
- PDD197-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated May 21, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2003** (File B11) be received.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS -nil**

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**L. MINUTES**

- \* L 1. **BRAMPTON HERITAGE BOARD MINUTES –MAY 20, 2003**
- PDD198-2003 That the **MINUTES OF BRAMPTON HERITAGE BOARD MEETING OF MAY 20, 2003** to the Planning, Design and Development Committee Meeting of June 2, 2003, Recommendations HB071-2003 to HB081-2003, be approved as printed and circulated.

CARRIED

The recommendation were approved as follows:

- HB071-2003 That the agenda for the Brampton Heritage Board Meeting of April 22, 2003 be approved, as amended, to add:
- K 3. Discussion re: **BRAMPTON HERITAGE BOARD PARTICIPATION IN THE SESQUICENTENNIAL PARADE – JUNE 14, 2003** (File G33).

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- HB072-2003      That the Minutes of the Brampton Heritage Board Meeting of April 22, 2003, to the Brampton Heritage Board Meeting of May 20, 2003, be received.
- HB073-2003      That the correspondence from Rev. Trevor E. Grey, Bramalea Christian Fellowship Church, to the Brampton Heritage Board Meeting of May 20, 2003, re: **REQUEST FOR AN EVALUATION/PROPOSED DESIGNATION – 11651 BRAMALEA ROAD NORTH – WARD 10** (property recently purchased by the Church) (File G33) be received; and,
- That funding up to a maximum of \$2,000.00 be allocated from the Brampton Heritage Board budget for a background study of the heritage home located at 11651 Bramalea Road North.
- HB074-2003      Whereas, at its meeting of May 20, 2003, the Brampton Heritage Board considered correspondence from Mr. J.G. Ashbee, Senior Project Engineer, GO Transit, to Mr. Peter Murphy, President, Brampton Historical Society, dated May 8, 2003, re: **INCORPORATION OF DISMANTLED BRAMPTON CPR STATION BUILDING COMPONENTS INTO NEW PLEASANT GO STATION DEVELOPMENT** (File G33CP), indicating that GO Transit has concluded that the existing components of the station building are not suitable to be incorporated into the new GO station building; and,
- Whereas the Brampton Heritage Board is disappointed in this response from GO Transit; and,
- Whereas two other expressions of interest in utilizing the historic CPR Station have been received – one within Brampton and the other outside the City; and,
- Whereas the Mayor wrote a letter to the Chair of GO Transit pursuant to Council Resolution C139-2003 (April 14, 2003) requesting that GO Transit seriously consider reconstructing the historic CPR Station for their new “Mount Pleasant” GO Station; and,
- Whereas no response has been received from the Chair of GO Transit to the letter issued by the Mayor dated April 29, 2003 and as such the possibility exists that there may be interest in the station at the Board level of GO Transit; and,
- Whereas it is the position of the Brampton Heritage Board that the best use for the historic CPR Station is as a train station; and,
- Therefore Be It Resolved that the Brampton Heritage Board requests that the Mayor and Members of Council continue to work with GO Transit and encourage them to incorporate the historic CPR Station in their new “Mount Pleasant” GO Station development; and,
- Therefore Be It Resolved that should a negative response be received from the Board of GO Transit, the Brampton Heritage Board urges the City of Brampton to utilize the CPR Station for a Brampton Transit facility in the area of the new “Mount Pleasant” GO Station.
- HB075-2003      That the Minutes of the Education/Historical Reference Working Group Meeting of April 22, 2003, to the Brampton Heritage Board Meeting of May 20, 2003, be received; and,
- That funds in the amount of \$3,500.00 be allocated from the Brampton Heritage Board budget to cover the costs of the first, second and third prizes for the Brampton Sesquicentennial History Competition; and,



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That Maureen Sim assist the Education/Historical Reference Working Group with the administration of this competition on behalf of the Brampton Heritage Board.

HB076-2003 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF MAY 12, 2003**, to the Brampton Heritage Board Meeting of May 20, 2003, be received.

HB077-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated April 24, 2003, to the Brampton Heritage Board Meeting of May 20, 2003, re: **DOORS OPEN ONTARIO** (File G33) be received.

HB078-2003 That the copy of correspondence from Mr. Robert Saunders, President, Community Heritage Ontario, to Community Heritage Ontario Board of Directors, dated May 8, 2003, to the Brampton Heritage Board Meeting of May 20, 2003, re: **ANNOUNCEMENT OF PROPOSALS FOR CHANGE TO THE ONTARIO HERITAGE ACT** (File G33) be received; and,

That the Brampton Heritage Board write to the Honourable David Tsubouchi, Minister of Culture, to express support for the proposed changes to the Ontario Heritage Act.

HB079-2003 Whereas the Dominion Building, a designated heritage property located at 8 Queen Street East, is now and will continue to be a focal point of the Brampton downtown; and,

Whereas a permit has been issued for signage for the O'Malley's establishment operating within this building that is not suitable to the historical nature of the property;

Therefore Be It Resolved that it is the position of the Brampton Heritage Board that the backlit signs for O'Malley's be removed; and,

Therefore Be It Resolved that staff be requested to develop a process for "red-flagging" designated and inventoried heritage properties to ensure that signage for these properties is of a suitable nature and to report back to the Brampton Heritage Board in this regard.

HB080-2003 That the Brampton Heritage Board participate in the Sesquicentennial Parade to be held on June 14, 2003; and,

That funds up to a maximum of \$2,000.00 be allocated from the Brampton Heritage Board budget to cover such costs as the parade entry fee, horse and carriage rental, an honorarium for participation by "Queen Victoria" and a banner or sign.

HB081-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 17, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

L 2. **FLOWER CITY STRATEGY COMMITTEE – nil**

L 3. **EDUCATION LIAISON COMMITTEE MINUTES – nil**

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**M. OTHER/NEW BUSINESS**

**M 1. MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**

M 1.1. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated May 26, 2003, re: **STATUS REPORT – HIGHWAY 410 EXTENSION AND RELATED MATTERS** (File P26) (See Delegation E1).

**DEALT WITH UNDER DELEGATION ITEM E1, RECOMMENDATION PDD192-2003**

**N. REFERRED MATTERS**

**\* N 1. LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD199-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of June 2, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. DEFERRED MATTERS – nil**

**P. CORRESPONDENCE**

**\* P 1. Correspondence from the Town of Markham dated May 14, 2003, re: RESOLUTION AND REPORT REGARDING THE URBAN TRANSPORTATION SHOWCASE PROGRAM – APPLICATION TO TRANSPORT CANADA FOR THE “GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM” (File G75).**

PDD200-2003 That the correspondence from the Town of Markham dated May 14, 2003, to Planning, Design and Development Committee Meeting of June 2, 2003, re: **RESOLUTION AND REPORT REGARDING THE URBAN TRANSPORTATION SHOWCASE PROGRAM – APPLICATION TO TRANSPORT CANADA FOR THE “GREATER TORONTO AREA TRAVEL DEMAND MANAGEMENT PROGRAM” (File G75)** be received.

CARRIED

**Q. QUESTION PERIOD - nil**

**R. PUBLIC QUESTION PERIOD - nil**

**S. ADJOURNMENT**

PDD201-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday June 16, 2003 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:00 p.m., June 2, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**JUNE 16, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards - Wards 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor R. Begley – Wards 8 and 9 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
P. Snape, Manager of Development Services  
O. Izirein, Policy Planner, Planning, Design and Development

**Finance**

Bonnie Eskelson, Senior Manager of Financial Planning and Budgets

**Legal Services**

J. Atwood-Petkovski, Director of Litigation and Corporation Counsel, Acting Commissioner  
of Legal Services and City Solicitor  
L. Mikulich, City Clerk  
W. Cooke, Legislative Coordinator

**MINUTES**  
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The meeting was called to order at 1:10 p.m., moved into Closed Session at 1:30 p.m., moved back into Open Session at 2:08 p.m. and adjourned at 2:09 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

| <b>Item</b> | <b>Recommendation</b>  |
|-------------|--|
| <b>A.</b>   | <b>PDD202-2003</b>   |
|             | <b>APPROVAL OF AGENDA</b>  |
| <b>B.</b>   |  |
|             | <b>CONFLICTS OF INTEREST</b>   |
| <b>C.</b>   |  |
|             | <b>CONSENT</b>   |
| <b>D 1.</b> | <b>PDD203-2003</b>   |
|             | <b>APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW –KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6 (File T4W15.11).</b>  |
| <b>E 1.</b> | <b>PDD203-2003</b>   |
|             | <b>RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW –KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6 (File T4W15.11).</b>                |
| <b>E 2.</b> | <b>PDD204-2003</b>   |
|             | <b>RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. – SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD - WARD 6 (File C3W15.3).</b> |
| <b>E 3.</b> | <b>PDD205-2003</b>   |
|             | <b>RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD - WARD 10 (File C8E10.5).</b>                     |
| <b>F 1.</b> | <b>PDD206-2030</b>   |
|             | <b>APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – MRS. IVY NG – 45 CHURCH STREET – WARD 6 (G33LA).</b>   |
| <b>F 2.</b> | <b>PDD207-2003</b>   |
|             | <b>APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND EVA KAUFMAN – 7717 CREDITVIEW ROAD – WARD 6 (G33LA).</b>  |
| <b>F 3.</b> | <b>PDD208-2003</b>   |
|             | <b>INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD (CHURCHVILLE) - WARD 6 (G33CH).</b>  |
| <b>F 4.</b> | <b>PDD209-2003</b>   |
|             | <b>RECOMMENDATION REPORT - DRAFT MUNICIPAL HOUSING CAPITAL FACILITIES BY-LAW – REGION OF PEEL (File C51GR).</b>  |

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|-------------|--------------------|--|
| <b>G 1.</b> | <b>PDD210-2003</b> | <b>INFORMATION REPORT – COMMITTEE OF ADJUSTMENT<br/>ACTIVITY SUMMARY – (JANUARY 7, JANUARY 28, FEBRUARY<br/>18, MARCH 4 AND APRIL 1, 2003 HEARINGS) (File 31AC).</b>   |
| <b>G 2.</b> | <b>PDD211-2003</b> | <b>INFORMATION REPORT – ONTARIO MUNICIPAL BOARD<br/>DECISION - AN APPEAL OF COMMITTEE OF ADJUSTMENT<br/>DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE<br/>PARLOUR) - MINOR VARIANCE APPLICATION A350/02 – 1382518<br/>ONTARIO LIMITED – 55 SELBY ROAD – WARD 3 (File A350/02)</b> |
| <b>G 3.</b> | <b>PDD212-2003</b> | <b>INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL<br/>BOARD HEARING – DAVID LOAT AND LESLIE WILLIAMS –<br/>COMMITTEE OF ADJUSTMENT FILE A246/02 – 96 MAIN STREET<br/>SOUTH – WARD 3 (File A246/02)</b>  |
| <b>G 4.</b> | <b>PDD213-2003</b> | <b>INFORMATION REPORT – APPEAL BY THE LANDOWNERS OF<br/>10054 AND 10268-10296 CREDITVIEW ROAD – COMMITTEE OF<br/>ADJUSTMENT DECISION A27/03 – 10222 CREDITVIEW ROAD –<br/>WARD 6 (File A27/03)</b>   |
| <b>H 1.</b> | <b>PDD214-2030</b> | <b>CITY INITIATED ZONING AMENDMENTS FOR SPECIAL<br/>SECTIONS OF COMPREHENSIVE ZONING BY-LAWS (File P42CO).</b>   |
| <b>H 2.</b> | <b>PDD215-2003</b> | <b>RECOMMENDATION REPORT – CITY INITIATED ZONING BY-<br/>LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL<br/>PROVISIONS FOR COMMERCIAL ZONES (File P42CO).</b>   |
| <b>H 3.</b> | <b>PDD216-2003</b> | <b>CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE<br/>GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS (File<br/>P42CO).</b>   |
| <b>H 4.</b> | <b>PDD217-2003</b> | <b>CITY INITIATED ZONING BY-LAW AMENDMENTS FOR<br/>INDUSTRIAL ZONES (File P42CO).</b>  |
| <b>I 1.</b> | <b>PDD218-2003</b> | <b>SUPERBUILD UPDATE – IMPLEMENT SCHEDULE TO<br/>COMMENCE THIS YEAR (File F66.SU)</b>  |
| <b>J.</b>   |                    | <b>ENGINEERING AND DEVELOPMENT SERVICES REPORTS</b>  |
| <b>K 1.</b> |                    | <b>BRAMPTON HERITAGE BOARD</b>   |
| <b>K 2.</b> | <b>PDD219-2003</b> | <b>Minutes - FLOWER CITY STRATEGY COMMITTEE MINUTES –<br/>June 3, 2003</b>   |
| <b>K 3.</b> |                    | <b>EDUCATION LIAISON COMMITTEE</b>   |
| <b>L 1.</b> |                    | <b>MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION</b>  |
| <b>M.</b>   |                    | <b>DEFERRED MATTERS</b>  |
| <b>N 1.</b> | <b>PDD220-2003</b> | <b>LIST OF REFERRED REPORTS - PLANNING, DESIGN AND<br/>DEVELOPMENT COMMITTEE</b>   |

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|-------------|--------------------|---|
| <b>O 1.</b> | <b>PDD221-2003</b> | <b>YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS) FINAL REPORT SIGNOFF – CITY OF BRAMPTON – WARDS 9, 10 AND 11 (File P28).</b>                                 |
| <b>O 2.</b> | <b>PDD222-2003</b> | <b>NOTICE OF DECISION ON THE ADOPTION OF MISSISSAUGA OFFICIAL PLAN (File P28).</b>  |
| <b>O 3.</b> | <b>PDD223-2003</b> | <b>REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT – UPDATE ON SUBMISSIONS RECEIVED AND MODIFICATIONS RECOMMENDED (File G65).</b> |
| <b>P.</b>   |                    | <b>QUESTION PERIOD</b>  |
| <b>Q.</b>   | <b>PDD224-2003</b> | <b>CLOSED SESSION</b>   |
| <b>R.</b>   |                    | <b>PUBLIC QUESTION PERIOD</b>   |
| <b>S.</b>   | <b>PDD225-2003</b> | <b>ADJOURNMENT</b>  |

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City Councillor Gibson, Chair

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**A. APPROVAL OF AGENDA**

PDD202-2003 That the Agenda for the Planning, Design and Development Committee Meeting of June 16, 2003, be approved as amended to add:

Delegation D 1, Mr. Glen Schnarr, Glen Schnarr and Associates, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW –KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6** (File T4W15.11).

CARRIED

**B. CONFLICTS OF INTEREST**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E2, E3, F1, F2, F3, G1, G2, G3, G4, H1, H2, H3, H4, K2, N1, O1, O2, O3)

**D. DELEGATIONS**

D 1 Mr. Glen Schnarr, Glen Schnarr and Associates, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW –KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6** (File T4W15.11).

Report E 1 was brought forward at this time.

Mr. Glen Schnarr, Glen Schnarr and Associates advised that there has been an amendment to the gross floor area of the church increasing it from 400 square metres to 600 square metres. Discussion took place with respect to the impact on access to the proposed church this would have, staff indicated that there could be revisions to the parking area to address this concern. It was noted that there is sufficient on site parking to satisfy the by-law requirements, despite the increase in floor area.

Mr. Schnarr and staff responded to questions with respect to comments provided by Peel Regional Police regarding their concerns of the property being used as a pedestrian and vehicular access and advised that they would continue working with Peel Regional Police to address public access onto the property.

PDD203-2003 1. That the report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated June 2, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW –KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6** (File T4W15.11) be received; and

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2. That prior to the adoption of the Official Plan amendment and the enactment of the zoning by-law, the applicant shall make arrangements, satisfactory to the City and the Region of Peel, for vehicular access to the site.
3. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council subject to the following conditions:
  - 1) That prior to the adoption of the Official Plan amendment and the enactment of the amending zoning by-law, the owner shall enter into a development agreement with the City, which shall contain the following provisions:
    - (a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
    - (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.
    - (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities. In this regard, it is noted that a 5 metre temporary sanitary sewer easement runs through the lands. The applicant shall be responsible for showing the location of the existing easement on the approved site plan and agree to restrictions concerning the nature of the easement and the permitted surfaces on top of the easement.
    - (d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
    - (e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
    - (f) The applicant shall agree to submit and implement design guidelines, to the satisfaction of the City.
    - (g) In the event a vehicular access is permitted to the site from Millhouse Mews, the applicant shall install a decorative gate to the satisfaction of the City, to control access to the site and make arrangements, at the applicant's costs, for parking enforcement on Millhouse Mews and other local streets where overflow parking may occur.
    - (h) Vehicular access from Steeles Avenue West shall be restricted to right-in/right-out movements only, and the applicant shall make the necessary road improvements, to the satisfaction of the Region of Peel, to accommodate the Steeles Avenue West access.
      - (i) The applicant shall submit, for approval by the Region of Peel, a noise study and implement the necessary noise attenuation features required in relation to the proposed residential use (manse) on the property.



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- 2) That the appropriate amendments be made to the Bram West Secondary Plan (SP40) to change the land use designation of the lands from “Medium Density” and “Village Residential” to “Institutional (Church)” and to add site-specific policies to the Secondary Plan in accordance with the following:
  - 2.1 To permit a limited range of Institutional uses on the subject lands through a site-specific zoning by-law including a church or a place of worship and a manse, and a day nursery as determined to be appropriate for the site in terms of access, site circulation and parking.
  - 2.2 Appropriate landscaping shall be provided to screen or buffer the parking area associated with the institution use from Steeles Avenue.
- 3) That the implementing zoning by-law rezone the lands in accordance with the following:
  - 3.1 to permit the following uses:
    - (1)
      - a) a religious institution;
      - b) purposes accessory to the permitted use including a residential dwelling and a day nursery
    - (2)
      - a) Those purposes permitted in R3A – Section 737 zone
  - 3.2 Shall be subject to the following requirements and restrictions:
    - (1) for the purposes permitted by 3.1(1), the requirements and restrictions shall be as follows:
      - a) Minimum setback to Steeles Avenue: 7.6 metres
      - b) Maximum setback from Steeles Avenue for the main structure: 16.5 metres
      - c) Minimum setback from an Open Space zone: 5.0 metres
      - d) Minimum setback from any Residential zone: 7.6 metres
      - e) Minimum setback for a residential dwelling unit from any residential zone: 3 metres
      - f) Maximum building height for a dwelling unit: 11.0 metres
      - g) Maximum gross floor area of the residential dwelling shall be 190 square metres (2045 square feet)
      - h) Maximum gross floor area of the place of worship, excluding the basement: 600 square metres (6,500 square metres)
      - i) Minimum landscaped open space from an open space zone: 5 metres
    - (2) for those purposes permitted in R3A – Section 737 zone, the requirements and restrictions as set out in a R3A – Section 737 zone
  - 3.3 Shall also be subject to the requirements and restrictions of the I1 zone and all the general provisions of this by-law which are not in conflict with those in section 3.2(2)

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(Note: The existing Open Space – Section 738 zone applying to the easterly portion of the subject lands will be maintained).

- 4) That the decision of Council to approve this application shall be null and void unless a zoning by-law implementing the approval is passed within 18 months of the date of Council's approval.

CARRIED

**E. DEVELOPMENT TEAM REPORTS**

- E 1. Report from P. Snape, Manager of Development Services and C. Gervais, Development Planner, Planning, Design and Development, dated June 2, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KANEFF PROPERTIES LIMITED (STREETSVILLE GLEN) – SOUTH WEST CORNER OF CREDITVIEW ROAD AND STEELES AVENUE WEST - WARD 6** (File T4W15.11).

**DEALT WITH UNDER DELEGATION D 1, RECOMMENDATION PDD203-2003**

- \* E 2. Report from K. Ash, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated June 16, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. – SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD - WARD 6** (File C3W15.3).
- PDD204-2003 1. That the report from K. Ash, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated June 16, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – THORN BUSH DEVELOPMENTS INC. – SOUTHEAST CORNER OF WANLESS DRIVE AND CREDITVIEW ROAD - WARD 6** (File C3W15.3) be received; and
2. That the Official Plan Amendment and the Zoning By-law Amendment shall not come into force prior to the plan of subdivision being Draft Approved;
3. That prior to the issuance of draft plan approval, the City shall be satisfied that connections to an adequate stormwater management facility can be achieved and that road connections are available.
4. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from any circulated internal departments and external agencies shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
5. That prior to the issuance of draft plan approval, a Functional Servicing Report / Master Servicing Plan in support of the latest proposed draft plan dated revised April 23, 2003, shall be approved by the Credit Valley Conservation and the City;

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6. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and Credit Valley Conservation.
7. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis Study satisfactory to the Commissioner of Planning, Design and Development shall be submitted to the City in support of the latest proposed draft plan dated revised April 23, 2003 for review and approval by the City;
8. That prior to the issuance of draft plan approval, the applicant shall submit a vegetation assessment to the satisfaction of the City;
9. That prior to the issuance of draft approval, a revised Woodlot Assessment shall be submitted for Block 4, to the satisfaction of the Director of Community Design, Parks Planning and Development;
10. That prior to the issuance of draft approval, the applicant shall submit a park concept plan for Woodlot/Park Block 4 to the satisfaction of the Director of Community Design, Park Planning and Development.
11. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
12. That prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City committing to undertake all the necessary administrative, legal, and operational steps necessary to provide, in coordination with 841521 Ontario Limited (Mattamy Homes), a fully serviced school site acceptable to the Peel District School Board; in this regard, the site shall be available to the Board by September 2003 in order that the Board may commence the process of constructing an elementary school for a target opening date in September 2004;
13. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;
14. That prior to the issuance of draft approval, the developer shall make satisfactory arrangements (financial or otherwise) with the City, telecommunications providers and other utilities for the installation of each of their facilities in a common trench within the road allowance, and the developer shall provide evidence of same satisfactory to the City.
15. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law.
16. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Fletcher's Meadow Secondary Plan and to the zoning by-law;

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17. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
- a) Any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:
    - i. Any and all red-line revisions to the lotting fabric to establish an appropriate sight line distance for the inside curve radii of Crown Victoria Drive;
    - ii. Any and all red-line revisions to the lotting fabric in proximity to Creditview Road and to Wanless Drive that are necessary to ensure that lots 185, 186, 251, 252, 314, 315, 347, 364 – 372, 409, 432, 433 and 454 are of sufficient depth/width to accommodate the noise barrier to be developed on these lots and still maintain the City's requirements for usable rear yard area;
    - iii. Extending Buffer Block 10 along the entire diagonal of the daylighting triangle at the northeast corner of the intersection of Creditview Road and Buick Drive to accommodate a 1.0 metre wide buffer for entry treatment purpose as per the Fletcher's Meadow Community Design Guidelines;
    - iv. Extending Buffer Blocks 9 and 10 along the entire diagonal of the daylighting triangles at the northeast and southeast corners of the intersection of Creditview Road and Crown Victoria Drive, respectively, to accommodate a 1.0 metre wide buffer for entry treatment purpose;
    - v. Extending Buffer Blocks 7 and 8 along the entire diagonal of the daylighting triangles at the northeast and northwest corners of the intersection of Wanless Drive and Street "B", respectively, to accommodate a 1.0 metre wide buffer for entry treatment purpose;
    - vi. That, prior to registration of the plan of subdivision, Thorn Bush Developments Inc. gratuitously dedicate Block 4 (Woodlot/Park) to the City of Brampton;
    - vii. That prior to registration of the plan of subdivision, Thorn Bush Developments Inc. will upfront the cost of constructing an active park on the southern portion of Block 4 (Woodlot/Park);
    - viii. That, further to Thorn Bush Developments Inc. gratuitously dedicating Block 4 (Woodlot/Park) to the City of Brampton, the City of Brampton will credit Thorn Bush Developments Inc. for the required parkland dedication associated with this development; and,
    - ix. That, the preliminary subdivision agreement shall include a warning clause in all offers of purchase and sale of the potential for future shale extraction activities to occur west of Creditview Road.
  - b) All conditions of draft approval contained in the City of Brampton *List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development; and,

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- c) That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

- \* E 3. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 30, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.5).

- PDD205-2003
1. That the Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated May 30, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FULTON BRIDGE ESTATES INC. – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.5) be received; and
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, that all “downstream” owners are signatories and that the plan may be released for draft approval;
  4. That prior to the issuance of draft plan approval, the applicant/owner shall provide written confirmation from the appointed Trustee of their participation in the Phase 1 Bram East Landowner’s Front-Ending Agreement, to the satisfaction of the City (in consultation with the Region of Peel);
  5. That prior to the issuance of draft plan approval, the City (in consultation with the applicable School Boards) shall be satisfied that the required school sites are provided in order to meet the current inventory of draft-approved and registered plans in the Bram East Secondary Planning Area;
  6. That prior to the issuance of draft plan approval, a detailed Functional Servicing Study shall be prepared, to the satisfaction of the Director of Engineering and Development Services, with respect to the lands bounded by Castlemore Road, Goreway Drive, McVean Drive and the Claireville Conservation Area, and that any necessary revisions to the report and plans be made;
  7. That prior to the issuance of draft approval, the Estates of Valleycreek Detailed Community Design Guidelines be approved by the City;
  8. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;

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9. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
10. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
11. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
12. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
13. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. That any necessary red-line revisions to the draft plan identified by staff;
  2. That the adjacent draft-approved plan of subdivision under file 21T-99022B (C8E9.2, Highspring Estates) be revised to reflect the location of the parkette and to match the street layout proposed under this plan; and,
  3. That all conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
14. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

CARRIED

**F. POLICY PLANNING REPORTS**

- \* F 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 21, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – MRS. IVY NG – 45 CHURCH STREET – WARD 6 (G33LA)**.
- PDD206-2003 That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 21, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – MRS. IVY NG – 45 CHURCH STREET – WARD 6 (G33LA)** be received; and

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That a Heritage Permit for renovations and additions to an existing single detached dwelling and demolition and replacement of a garage at 45 Church Street be approved, based on the Heritage Permit application submitted on behalf of Mrs. Ivy Ng, as well as the following conditions as recommended by the Churchville Heritage Committee:

- Stucco will be painted a natural colour to complement the style of house;
- Garage will have the same colour/cladding as the house
- Garage is proposed to be located 7.5 metres back from the front property line as opposed to the 6.0 metres as per the site plan submittee; and
- Chimney shown on the addition may be deleted.

CARRIED

- \* F 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 21, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND EVA KAUFMAN – 7717 CREDITVIEW ROAD – WARD 6 (G33LA)**.

PDD207-2003 That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 21, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND EVA KAUFMAN – 7717 CREDITVIEW ROAD – WARD 6 (G33LA)** be received; and

That a Heritage Permit for the construction of a new home at 7717 Creditview Road be approved, based on the Heritage Permit application submitted by John Millington on behalf of John and Eva Kaufman, as well as the following conditions as recommended by the Churchville Heritage Committee:

- roof shingles to be asphalt, black or natural colour;
- roof over dormer is to be clad with asphalt shingles or painted steel;
- window to be double hung vinyl, 6 over 6, with built in muntins;
- stone wainscotting to be natural colours;
- trees on site to be retained; and
- front yard setback to be a minimum 7.5 metres (24.6 feet) as per the zoning by-law

CARRIED

- \* F 3. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 26, 2003, re: **INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD (CHURCHVILLE) - WARD 6 (G33CH)**.

PDD208-2003 That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated May 26, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD (CHURCHVILLE) - WARD 6 (G33CH)** be received.

CARRIED

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- F 4. Report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development dated June 10, 2003, re:  
**RECOMMENDATION REPORT - DRAFT MUNICIPAL HOUSING CAPITAL FACILITIES BY-LAW – REGION OF PEEL** (File C51GR).

Staff responded to questions with respect to the City of Mississauga's recommendations regarding the proposed Region of Peel Municipal Capital Facilities By-law advising that no recommendations have been passed by the City of Mississauga in this regard at this time. Discussion took place with respect to referring the report to Council to allow staff time to contact the City of Mississauga with respect to their recommendations.

- PDD209-2003 That the Report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development dated June 10, 2003, re:  
**RECOMMENDATION REPORT - DRAFT MUNICIPAL HOUSING CAPITAL FACILITIES BY-LAW – REGION OF PEEL** (File C51GR) be **referred** to the Council Meeting scheduled to be held on June 23, 2003; and

That staff report back to Council with respect to the City of Mississauga's recommendations regarding the Region of Peel's draft municipal housing capital facilities by-law.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services, dated May 30, 2003, re:  
**INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – (JANUARY 7, JANUARY 28, FEBRUARY 18, MARCH 4 AND APRIL 1, 2003 HEARINGS)** (File 31AC).

- PDD210-2003 That the report from P. Snape, Manager of Development Services, dated May 30, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – (JANUARY 7, JANUARY 28, FEBRUARY 18, MARCH 4 AND APRIL 1, 2003 HEARINGS)** (File 31AC) be received.

CARRIED

- \* G 2. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 28, 2003, re: **INFORMATION REPORT – ONTARIO MUNICIPAL BOARD DECISION - AN APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE PARLOUR) - MINOR VARIANCE APPLICATION A350/02 – 1382518 ONTARIO LIMITED – 55 SELBY ROAD – WARD 3** (File A350/02)

- PDD211-2003 That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated May 28, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **INFORMATION REPORT – ONTARIO MUNICIPAL BOARD DECISION - AN APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE PARLOUR) - MINOR VARIANCE APPLICATION A350/02 – 1382518 ONTARIO LIMITED – 55 SELBY ROAD – WARD 3** (File A350/02) be received.

CARRIED



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- \* G 3. Report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated May 22, 2003, re: **INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL BOARD HEARING – DAVID LOAT AND LESLIE WILLIAMS – COMMITTEE OF ADJUSTMENT FILE A246/02 – 96 MAIN STREET SOUTH – WARD 3** (File A246/02)

PDD212-2003 That the report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated May 22, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **INFORMATION REPORT – OUTCOME OF ONTARIO MUNICIPAL BOARD HEARING – DAVID LOAT AND LESLIE WILLIAMS – COMMITTEE OF ADJUSTMENT FILE A246/02 – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) be received.

CARRIED

- \* G 4. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 10, 2003, re: **INFORMATION REPORT – APPEAL BY THE LANDOWNERS OF 10054 AND 10268-10296 CREDITVIEW ROAD – COMMITTEE OF ADJUSTMENT DECISION A27/03 – 10222 CREDITVIEW ROAD – WARD 6** (File A27/03)

PDD213-2003 That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 10, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **INFORMATION REPORT – APPEAL BY THE LANDOWNERS OF 10054 AND 10268-10296 CREDITVIEW ROAD – COMMITTEE OF ADJUSTMENT DECISION A27/03 – 10222 CREDITVIEW ROAD – WARD 6** (File A27/03) be received.

CARRIED

**H. BUILDING AND ZONING REPORTS**

- \* H 1. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003, re: **CITY INITIATED ZONING AMENDMENTS FOR SPECIAL SECTIONS OF COMPREHENSIVE ZONING BY-LAWS** (File P42CO).

PDD214-2003 That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **CITY INITIATED ZONING AMENDMENTS FOR SPECIAL SECTIONS OF COMPREHENSIVE ZONING BY-LAWS** (File P42CO) be received; and

That staff be authorized to present the appropriate by-law amendments to Council for consideration.

CARRIED

- \* H 2. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 5, 2003, re: **RECOMMENDATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO).

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- PDD215-2003     That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 5, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **RECOMMENDATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR COMMERCIAL ZONES AND GENERAL PROVISIONS FOR COMMERCIAL ZONES** (File P42CO) be received; and

That staff be authorized to present the appropriate by-law amendments to Council for consideration.

CARRIED

- \*        H 3.     Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO).

- PDD216-2003     That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO) be received; and

That staff be authorized to take appropriate procedures to host a public meeting in this regard.

CARRIED

- H 4.     Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INDUSTRIAL ZONES** (File P42CO).

- PDD217-2003     That report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated May 28, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INDUSTRIAL ZONES** (File P42CO) be received; and

That subject to the results of a public meeting, staff be authorized to take appropriate steps to amend Comprehensive Zoning By-laws 56-83, 200-82, 139-84, as amended with respect to industrial zones.

CARRIED

**I.        COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- \*        I 1.     Report from W. Fischer, Landscape Architect Outdoor Construction and Streetscape Approvals Planning, Design and Development, dated May 30, 2003, re: **SUPERBUILD UPDATE – IMPLEMENT SCHEDULE TO COMMENCE THIS YEAR** (File F66.SU)

Staff responded to questions with respect to the type of repairs that are included within the Superbuild Funding advising that bridges are not included, but pathways under bridges are. They advised that the funds are for repairs and not enhancements of walkways and playgrounds.

There were comments regarding the pathways under the bridges on Conservation Drive and Sandalwood Parkway.

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PDD218-2003 That the report from W. Fischer, Landscape Architect Outdoor Construction and Streetscape Approvals Planning, Design and Development, dated May 30, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **SUPERBUILD UPDATE – IMPLEMENT SCHEDULE TO COMMENCE THIS YEAR** (File F66.SU) be received; and

That staff prepare a report for the Planning, Design and Development Committee with respect to walkway restorations included within the Superbuild Funding.

CARRIED

**J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

**K. MINUTES**

K 1. **BRAMPTON HERITAGE BOARD - nil**

\* K 2. **Minutes - FLOWER CITY STRATEGY COMMITTEE MINUTES – June 3, 2003**

PDD219-2003 That the Minutes of the Flower City Strategy Committee Meeting of June 3, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003 be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

FC017-2003 That the agenda for the Flower City Strategy Committee Meeting of June 3, 2003, be approved as printed and circulated.

FC018-2003 That the report from T. Buonpensiero, Coordinator of Special Projects, Planning, Design and Development, dated June 3, 2003, the Flower City Strategy Committee Meeting of June 3, 2003, re: **UPDATE REPORT – PATHWAYS IMPLEMENTATION STRATEGY** (File R15.FL) be received; and,

That staff report back on the proposed locations and timelines for construction of demonstration projects; and,

That staff report back periodically on the progress of the long term phasing plan for the pathways program.

FC019-2003 That the report from M. Hoy, Open Space Planner, Planning, Design and Development, dated May 15, 2003, to the Flower City Strategy Committee Meeting of June 3, 2003, re: **PRESENTATION: VALLEY THEMING OPPORTUNITIES – ‘FLORAL VALLEYS, LANES AND PROMENADE’** (File R15.FL) be received; and,

That staff be directed to expand the Valley theming opportunities to also include all tableland areas; and,

That staff be directed to make a presentation of the subject report “Valley Theming Opportunities - Floral Valleys, Lanes and Promenade” at the Council Meeting scheduled to be held on June 23, 2003.

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- FC020-2003      That the report from R. Barreiro, Digital Map Data Specialist, Planning, Design and Development, dated May 14, 2003, , to the Flower City Strategy Committee Meeting of June 3, 2003, re: **INFORMATION REPORT – FLOWERS AND THEIR MEANINGS** (File R15.FL) be received; and,
- That staff be directed to continue further research on opportunities to display and interpret the cultural meanings of flowers and report back to a future Flower City Strategy Committee Meeting.
- FC021-2003      That the report from B. Smith, Supervisor of Open Space Planning, Parks and Facility Planning, dated May 20, 2003, , to the Flower City Strategy Committee Meeting of June 3, 2003, re: **INFORMATION REPORT – STATUS UPDATE ON THE ARTWALK SYSTEM** (File R15.FL) be received; and,
- That staff be directed to continue to update the Flower City Strategy Committee on the development of the Artwalk and report back with a master plan complete with goals, objectives and principles to guide the Committee in the planning and development of the Artwalk.
- FC022-2003      That the report from B. Smith, Supervisor of Open Space Planning, Parks and Facility Planning, dated May 22, 2003, , to the Flower City Strategy Committee Meeting of June 3, 2003, re: **INFORMATION REPORT – TERMS OF REFERENCE FOR PUBLIC ART** (File R15.FL) be received; and,
- That staff be directed to amend the Flower City Strategy Committee terms of reference to incorporate the terms of reference of the former Committee for Art in Public Places and identify staff resources for indoor and outdoor art initiatives; and,
- That staff be directed to report back on all policies and procedures of the Committee for Art in Public Places.
- FC023-2003      That the list from the Clerk's Office, to the Flower City Strategy Committee Meeting of June 3, 2003, re: **LIST OF REFERRED REPORTS – FLOWER CITY STRATEGY COMMITTEE** be received.
- FC024-2003      That the report from William Lidstone, Senior Communicates Associate, dated April 3, 2003, to the Flower City Strategy Committee Meeting of June 3, 2003, re: **PROGRAM IDENTIFIER FOR FLOWER CITY (File R15.FL)** be received; and,
- That the "Rose" program identifier for the Flower City, as outlined in the subject staff report, be approved; and
- That staff be authorized to use the identifier on City of Brampton outdoor infrastructure and as a design element in such areas as: developers' gateways, bridges, street furniture, etc.; and,
- That Public Relations staff be authorized to register the 'Rose' mark with the Canadian Intellectual Property Office (CIPO).
- FC025-2003      That the Flower City Strategy Committee do now adjourn to meet again on Tuesday, July 8, 2003 at 9:30 a.m.

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K 3. **EDUCATION LIAISON COMMITTEE – nil**

**L. OTHER / NEW BUSINESS**

L 1. **MONTHLY UPDATE - STATUS OF HIGHWAY 410 EXTENSION - nil**

**M. DEFERRED MATTERS - nil**

**N. REFERRED MATTERS**

\* N 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD220-2003 That the list from the City Clerk's Office, to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **REFERRED MATTERS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

**O. CORRESPONDENCE**

\* O 1. Correspondence from the Region of Peel dated May 16, 2003, re: **YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS) FINAL REPORT SIGNOFF – CITY OF BRAMPTON – WARDS 9, 10 AND 11** (File P28).

PDD221-2003 That the correspondence from the Region of Peel dated May 16, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS) FINAL REPORT SIGNOFF – CITY OF BRAMPTON – WARDS 9, 10 AND 11** (File P28) be received.

CARRIED

\* O 2. Correspondence from the Region of Peel dated April 14, 2003, re: **NOTICE OF DECISION ON THE ADOPTION OF MISSISSAUGA OFFICIAL PLAN** (File P28).

PDD222-2003 That the correspondence from the Region of Peel dated April 14, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **NOTICE OF DECISION ON THE ADOPTION OF MISSISSAUGA OFFICIAL PLAN** (File P28) be received.

CARRIED

\* O 3. Correspondence from York Region dated May 27, 2003, re: **REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT – UPDATE ON SUBMISSIONS RECEIVED AND MODIFICATIONS RECOMMENDED** (File G65).

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PDD223-2003 That the correspondence from York Region dated May 27, 2003 to the Planning, Design and Development Committee Meeting of June 16, 2003, re: **REGIONAL OFFICIAL PLAN AMENDMENT 41 – THE OAK RIDGES MORaine CONFORMITY AMENDMENT – UPDATE ON SUBMISSIONS RECEIVED AND MODIFICATIONS RECOMMENDED** (File G65) be received.

CARRIED

**P. QUESTION PERIOD**

1. J. Atwood Petkovski, Corporation Council and Director of Litigation, Acting Commissioner of Legal Services and City Solicitor responded to questions of City Councillor Jeffrey advising that the Group Homes and Lodging House Task Force will be reconvened to deal with a court decision on the City of Brampton by-laws with respect to group home and lodging houses.

**R. CLOSED SESSION**

PDD224-2003 That this Committee proceed into Closed Session to discuss matters pertaining to:

Q 1. A proposed or pending acquisition of land for municipal or local board purposes

CARRIED

There were no recommendations passed pursuant to Closed Session discussions.

**R. PUBLIC QUESTION PERIOD – nil**

**S. ADJOURNMENT**

PDD225-2003 That this Committee do now adjourn to meet again on Monday, July 14, 2003 at 7:00 p.m. or at the call of the Chair.

CARRIED



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**JULY 14, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards – Ward 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

Regional Councillor L. Bissell - Wards 1 and 5 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
B. Winterhalt, Associate Director of Planning Policy and Growth Management  
B. Lee, Associate Director, Special Projects,  
B Campbell, Director of Building and Chief Building Official  
D. Kraszewski, Manager of Development Services  
P. Snape, Manager of Development Services  
R. Nykyforchyn, Development Planner  
A. Parsons, Development Planner  
B. Steiger, Development Planner  
D. Babulal, Development Planner

**Legal Services**

J. Atwood-Petkovski, Director of Litigation and Corporation Counsel  
K. Zammit, Director of Administration and Acting, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:05 p.m., and adjourned at 8:40 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.      PDD226-2003      APPROVAL OF AGENDA**
- B.                              CONFLICTS OF INTEREST**
- C.                              CONSENT**
- D1.      PDD227-2003      INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARMLAND GROUP – DOLOMITI ESTATES INC. – EAST OF THE GORE ROAD AND NORTH OF EASTBROOK WAY - WARD 10 (File C10E8.9)**
- D2.      PDD228-2003      INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS (File P42CO)**
- D3.      PDD229-2003      INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR GENERAL PROVISIONS FOR INDUSTRIAL ZONES AND INDUSTRIAL ZONES (File P42CO)**
- E1.      PDD230-2003      APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6 (File G33-LA)**
- E2.      PDD226-2003      STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6 (File P26S45) (See Item F 13)**
- E3.      PDD231-2003      STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6 (File P26S45) (See Item F 12)**
- E4.      PDD232-2003      RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10 (File C8E10.6) (See Item F2).**
- E5.      PDD233-2003      APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6 (File G33-LA) (See Item I3)**
- F1.      PDD234 –2003      RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (TACCPAR SOUTH DEVELOPMENTS INC.) – NORTH EAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD – WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK - WARD 2 (File C2E9.8)**



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- F2. PDD232-2003 APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./ LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10 (File C8E10.6) (See Delegation Item E4).**
- F3. PDD235-2003 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTH EAST CORNER OF BOVAIRD DRIVE AND CHINGUACOUSY ROAD – WARD 6 (File C2W10.11)**
- F4. PDD236-2003 RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION RAILSIDE DRIVE (SOUTH OF FISHERMAN DRIVE – WEST OF HURONTARIO STREET) - WARD 2 (File C1W12.6)**
- F5. PDD237-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD - WARD 10 (File C7E5.15)**
- F6. PDD238-2003 RECOMMENDATION – REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC./WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10 (File C5E16.2)**
- F7. PDD239-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORP. – 1943 WILLIAMS PARKWAY - SOUTH WEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11 (File C6E8.8)**
- F8. PDD240-2003 RECOMMENDATION REPORT – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC. (CASA NORTH INVESTMENTS INC.) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10 (File C6E14.2)**
- F9. PDD241-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA – BRAMPTON FACILITY (PREVIOUSLY REFERRED TO AS CAAG LAND DEVELOPMENT) - SOUTH WEST CORNER OF QUEEN STREET AND GOREWAY DRIVE - WARD 10 (File C7E5.18)**
- F10. PDD242-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY – SOUTH OF WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD - NORTH OF THE CANADIAN NATIONAL RAILWAY – WARD 6 (File C2W8.8)**
- F11. PDD243-2003 RECOMMENDATION – REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LTD. FOR LANDMASTER DEVELOPMENTS LTD. – NORTH WEST**

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**QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE - WARD 8**  
(File C3E1.5)

- F12. PDD-231-2003 STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) (See Delegation Item E3).
- F13. PDD244-2003 STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45)
- G. COMMITTEE OF ADJUSTMENT REPORTS**
- H1. PDD245-2003 APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN BERESFROD, FLANAGAN BERESFROD & ARCHITECTS – LOTS 174-188 ON REGISTERED PLAN 43M-1523 - WARD 6** (File G33CH)
- H2. PDD246-2003 APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – HUNT DESIGN ASSOCIATES (RON BALDESARRA) - 7887 CHURCHVILLE ROAD - WARD 6** (File G33CH)
- H3. PDD247-2003 DESIGNATION UNDER PART 1V OF THE ONTARIO HERITAGE ACT (BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD)** (File G33 LA)
- I1. PDD248-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2003** (File B11)
- I2. PDD232-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6** (File G33-LA) (See Delegation Item E1).
- I3. PDD233-2003 APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA)
- I4. PDD249-2003 APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1167 WANLESS DRIVE AND 1167A WANLESS DRIVE – WARD 6** (File G33-LA)
- I5. PDD250-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8515 HERITAGE ROAD – WARD 6** (File G33-LA)
- J1. PDD251-2003 STATUS UPDATE – PERFORMING ARTS CENTRE URBAN DESIGN STUDY – PERFORMING ARTS CENTRE SQUARE PROGRAMMING** (File B-60)
- K1. PDD252-2003 INFORMATION REPORT - SOURCE PROTECTION PLANNING ADVISORY COMMITTEE REPORT TO THE MINISTER OF THE ENVIRONMENT – WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK** (See Correspondence Item P 6) (File N10 SPP)
- L1. PDD253-2003 MINUTES OF BRAMPTON HERITAGE BOARD MEETING - JUNE 17, 2003**

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- M1.   \_PDD254-2003   STATUS REPORT – SPRINGDALE CAP ONTARIO MUNICIPAL BOARD (OMB) DECISION AND HIGHWAY 410 EXTENSION (File P26S-28)**
- M2.    PDD255-2003   SITE PLAN ACTIVITY SUMMARY FOR THE MONTHS OF MAY AND JUNE 2003 (File P46S1)**
- M3.    PDD256-2003   RECOMMENDATION REPORT – NAMING OF THE BRAM EAST CORRIDOR (FORMERLY WILLIAMS PARKWAY EXTENSION) – WARD 10 (File T00W1)**
- N1.    PDD257-2003   LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- O.                   DEFERRED MATTERS**
- P1.    PDD258-2003   WITHDRAWAL OF APPEAL OF BRAMPTON ZONING BY-LAW AMENDMENT 365-2002 – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE, NORTH OF INTERSECTION WITH HIGHWAY 50 (File C12E13.11, P42)**
- P2.    PDD259-2003   AUTHORIZATION FOR STAFF TO ATTEND OMB HEARING TO DEFEND REGIONAL OFFICIAL PLAN AND SUPPORT BRAMPTON’S CREDIT VALLEY SECONDARY PLAN OP93-197 (File P26)**
- P3.    PDD260-2003   STATUS UPDATE FOR THE PROPOSED GO TRAIN STATION IN BOLTON (File**
- P4.    PDD261-2003   REGION OF PEEL OFFICIAL PLAN AMENDMENT - PROPOSING TO CHANGE SCHEDULE G-HIGH ORDER TRANSIT NETWORK (FILE 03-002) – TOWN OF CALEDON – WARDS 4 AND 5 (File)**
- P5.    PDD262-2003   COMMENTS ON THE FINAL REPORT OF THE PROVINCIAL ADVISORY COMMITTEE ON WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK**
- P6.    PDD263-2003   JOINT RECOMMENDATIONS RE OMB PROCESS AND PROCEDURES (ASSOCIATION OF MUNICIPALITIES OF ONTARIO, ONTARIO PROFESSIONAL PLANNERS INSTITUTE, GREATER TORONTO HOME BUILDERS’ ASSOCIATION, TORONTO BOARD OF TRADE, URBAN DEVELOPMENT INSTITUTE/ONTARIO)**
- Q.                   QUESTION PERIOD**
- R.                   PUBLIC QUESTION PERIOD**
- S.    PDD264-2003   ADJOURNMENT**

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City Councillor Gibson, Chair

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**A. APPROVAL OF THE AGENDA**

PDD226-2003 That the agenda for the Planning, Design and Development Committee Meeting dated July 14, 2003, be approved as amended:

To withdraw Delegations:

- E 2. Mr. James Kennedy, KLM Planning Partners Inc., request dated June 11, 2003, re: **STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) (See Item F 13)
- E 4. Mr. Yuriy Pelech, Weston Consulting Group Inc., re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10** (File C8E10.6) (See Item F2).

To add Delegation:

- E 5. Mr. Bob Hooshley, Metrus Development Inc. re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA) ( See Item I3).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F3, F4, F5, F7, F9, F10, F11, F13, H1, H2, H3, I1, I4, I5,  
K1, L1, M2, N1, P1, P2, P3, P4, P5, P6)

**D. PUBLIC MEETING REPORTS**

- D 1. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated June 25, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARMLAND GROUP – DOLOMITI ESTATES INC. – EAST OF THE GORE ROAD AND NORTH OF EASTBROOK WAY - WARD 10** (File C10E8.9).

No members of the public indicated that they wished to address this public meeting.

- PDD227-2003 1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – ARMLAND GROUP – DOLOMITI ESTATES INC. – EAST OF THE GORE ROAD AND NORTH OF EASTBROOK WAY - WARD 10** (File C10E8.9) be received; and,

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2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 25, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO).

No members of the public indicated that they wished to address this public meeting.

- PDD228-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO) be received; and,
  2. That staff report the results of the public meeting to the Planning, Design and Development Committee.

CARRIED

- D 3. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 26, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR GENERAL PROVISIONS FOR INDUSTRIAL ZONES AND INDUSTRIAL ZONES** (File P42CO).

No members of the public indicated that they wished to address this public meeting.

- PDD229-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated June 26, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS FOR GENERAL PROVISIONS FOR INDUSTRIAL ZONES AND INDUSTRIAL ZONES** (File P42CO) be received; and,
  2. That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend the City's Zoning By-laws.

CARRIED

**E. DELEGATIONS**

- E 1. Mr. Richard Janssen, Property Manager, Will-Val Consultants & Management Ltd. request dated July 2, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6** (File G33-LA) (See Item I2).

Mr. Richard Janssen, Property Manager, on behalf of the property owner of 1102 Wanless Drive, requested that the staff recommendation not be approved and that approval be given for the demolition of the residence. He outlined the reasons why he believes that a demolition permit should be issued, noting that the home is vacant, does not meet current living standards and it is

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cost prohibitive to make the house habitable. He also expressed concerns with respect to safety of the public. It was also noted that the building is not on the heritage inventory.

Discussion followed with respect to the current policy and the reason it was approved, concern regarding setting a precedent should this permit application be approved, the preservation of historical buildings, issues related to keeping vacant houses protected from vandals and in a safe condition, and ensuring that the buildings are not occupied by unauthorized people.

Staff responded to questions and comments.

Item I 2 was brought forward and dealt with at this time.

The following motion was considered:

- PDD230-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6** (File G33-LA) be received; and,
  2. That the delegation of Mr. Richard Janssen, Property Manager, Will-Val Consultants & Management Ltd., to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6** (File G33-LA) be received; and,
  3. That the application for a permit to demolish the residential property located at 1102 Wanless Drive be approved.

CARRIED

- E 2. Mr. James Kennedy, KLM Planning Partners Inc., request dated June 11, 2003, re: **STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) (See Item F13).

**DELEGATION REQUEST WITHDRAWN UNDER RECOMMENDATION PDD226-2003**

- E 3. Mr. Glen Schnarr, Glen Schnarr and Associates, request dated July 9, 2003, re: **STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) (See Item F12).

Mr. Glen Schnarr, Glen Schnarr and Associates, expressed support of staff's report and requested that the release of the executive housing component of the plan be expedited. He acknowledged that the Secondary Plan must be adopted, the Growth Management Plan needs to be finalized, the Block Plan Process must be approved and approval of the Draft Plan must be given before release of the housing component plan.

Item F12 was brought forward at this time.

- PDD231-2003
1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated June 27, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY**

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**SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) be received for information purposes only; and,

2. That the delegation of Mr. Glen Schnarr, Glen Schnarr and Associates, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) be received.

CARRIED

- E 4. Delegation requests, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10** (File C8E10.6) (See Item F2).

1. Mr. Mark Crowe, Venta Investments
2. Mr. Yuriy M. Pelech, Weston Consulting Group Inc.

Mr. Yuriy M. Pelech, Weston Consulting Group Inc. withdrew his request to be a delegation for this item Recommendation PDD226-2003.

Mr. Mark Crowe, Venta Investments, advised that since Mr. Pelech was not addressed Committee there was no need for him to make a delegation. He thanked staff and advised that he supported the staff's recommendations.

Item F2 was brought forward and dealt with at this time.

- PDD232-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 27, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10** (File C8E10.6) be received; and,
  2. That the delegation of Mr. Mark Crowe, Venta Investments, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10** (File C8E10.6) be received; and,
  3. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  4. That prior to the issuance of draft plan approval, the applicant shall sign the Bram East Area ‘E’ Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments

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required by the agreement and that all “downstream” owners are signatories and that the plan may be draft-approved;

5. That prior to the issuance of draft plan approval, the applicant/owner shall provide written confirmation from the appointed Trustee of their participation in the Phase 1 Bram East Landowner’s Front-Ending Agreement, to the satisfaction of the City (in consultation with the Region of Peel);
6. That prior to the issuance of draft plan approval, the City shall be satisfied, in consultation with the School Boards that satisfactory arrangements are made regarding the provision and distribution of educational facilities to serve this plan, or any phase thereof, as determined appropriate by the City and the School Boards;
7. That prior to the issuance of draft plan approval, the submitted Functional Servicing Study (prepared by Candevcon Limited and last revised on December 20, 2002), with respect to the lands bounded by Castlemore Road, Goreway Drive, McVean Drive and the Claireville Conservation Area, shall be approved by the City and any necessary revisions to the report and plans be made;
8. That prior to the issuance of draft approval, the Estates of Valleycreek Detailed Community Design Guidelines be approved by the City;
9. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;
10. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
11. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
12. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law. In this regard, zoning provisions for the Commercial Block shall be based upon a comprehensive commercial development plan for Block 10 and the abutting lands to the south. The applicant shall submit a concept plan for the entire commercial development to be approved by the City; and,
14. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff; and,
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.



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15. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

- E 5. Mr. Bob Hooshley, Metrus Development Inc., re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA) (See Item I3).

Mr. Bob Hooshley, Metrus Development Inc., indicated that a development application has been filed but not yet approved for the properties at 1750 Steeles Avenue West and 8303 Mississauga Road. He added that the properties are not habitable and restoring them to current living standards would be costly. He requested that approval be given for the demolition of the 2 houses.

Discussion took place and staff and the delegation responded to comments and questions with respect to the present condition of the properties, the possibility of a heritage designation of the home at 8303 Mississauga Road, the costs and efforts to preserve the homes. There was also discussion regarding potential uses of the houses which are on properties which have been purchased by developers and remain vacant pending development of the land.

Item I3 was brought forward and dealt with at this time.

The following motion was considered:

- PDD233-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA) be received; and,
  2. That the delegation of Mr. Bob Hooshley, Metrus Development Inc., to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA) be received; and,
  3. That the application for permits to demolish the residential properties located at 1750 Steeles Avenue West, and 8303 Mississauga Road be approved.

CARRIED

**F. DEVELOPMENT TEAM REPORTS**

- \* F 1. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated June 27, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (TACCPAR SOUTH DEVELOPMENTS INC.) – NORTH EAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD – WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK - WARD 2** (File C2E9.8).

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- PDD234 –2003
1. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated June 27, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re:  
**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LIMITED (TACCPAR SOUTH DEVELOPMENTS INC.) – NORTH EAST CORNER OF WILLIAMS PARKWAY EAST AND RUTHERFORD ROAD – WEST OF HIGHWAY 410 AND NORTH OF MAJOR OAKS PARK - WARD 2** (File C2E9.8) be received; and,
  2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posed in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps.
  3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  4. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Official Plan/Secondary Plan and Zoning By-law to implement the application.
  5. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed as prior to draft plan approval have been addressed, subject to the following:
    1. any necessary red-line revisions to the draft plan identified by staff;
    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
      - (a) Prior to registration, the owner shall make arrangements satisfactory to the Ministry of Transportation and the City to use the Franceschini Drive Highway Number 410 overpass as a temporary construction access, after which time the owner shall agree to pay for the removal of the driveway from Williams Parkway to the overpass and reinstate this area.
      - (b) Prior to registration, and prior to entering into an agreement with the Ministry of Transportation, the City shall be satisfied with respect to issues of maintenance and liability associated with the use of the Franceschini Drive Highway 410 overpass as part of a pedestrian/cyclist trail system.
      - (c) Prior to registration, and subject to the co-ordination of landscape design details between the City, the owner and the Ministry of Transportation, arrangements shall be finalized for landscaping and associated minor grading adjacent to the noise wall on lands owned by the Ministry of Transportation including the approval of a formal encroachment permit application by the Ministry, and confirmation that the City of Brampton may use the existing utility access road

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along the west side of the Highway 410 right-of-way to access and maintain approved landscaping.

- (d) Prior to registration, a monitoring program for the Esker Lake South water feature shall be approved by the Commissioner of Planning, Design and Development; among other matters, this monitoring program shall determine the applicant's pro rata contribution to the annual cost(s) to undertake the monitoring for a determined period of time.
- (e) The applicant will provide the following parkland in accordance with the letter from Paradise Homes dated June 16, 2003 attached as Appendix 10 to the subject report. The following blocks in a) and b) below will be conveyed to the City for park purposes, in a condition satisfactory to the City.

|   |                |                          |
|---|----------------|--------------------------|
| a) North Plan   |                |                          |
| Park Block 496  |                | 0.213ha (0.526ac)        |
| Two walkways to Mosswood Park                             |                | 0.024ha (0.059ac)        |
| Buffer/bikeway along Southlake Blvd. from Bovaird to lake | (205m x 4.5 m) | 0.092ha (0.227ac)        |
| Bikeway along Martree Crescent from Ashurst Park to lake  | (130m x 3m)    | 0.039ha (0.096ac)        |
| Woodlot edge, Mosswood Park addition (Block 499)          |                | 0.125ha (0.308ac)        |
| Walkway connections to lake (4 blocks)                    |                | 0.124ha (0.305ac)        |
| Lookout features  |                | 0.071ha (0.175ac)        |
| Area around lake and ponds for trail system and lookouts  | (900m x 5m)    | 0.450ha (1.112ac)        |
| Lake surface (4.203ha (10.385 ac)                         |                | 0                        |
| <b>Subtotal</b>   |                | <b>1.138ha (2.812ac)</b> |
| b) South Plan   |                |                          |
| Park Block 588  |                | 0.650ha (1.606ac)        |
| Parkette Block 586 at Major Oaks                          |                | 0.177ha (0.437ac)        |
| Parkette Block 585 at Williams Parkway                    |                | 0.032ha (0.079ac)        |
| Parkette/Bridge Access Block 587                          |                | 0.051ha (0.126ac)        |
| Walkway to Williams Parkway Block 584                     |                | 0.010ha (0.024ac)        |
| Bikeway along Streets D & K from lake to 410 bridge       | (450m x 3m)    | 0.135ha (0.333ac)        |
| Area around lake and ponds for trail system               | (400m x 5m)    | 0.120ha (0.296ac)        |
| Lake surface (0.921ha (2.275ac)                           |                | 0                        |
| <b>Subtotal</b>   |                | <b>1.175ha (2.903ac)</b> |

- (f) The applicant will pay for the total cost of all landscape works required to construct the blocks referenced in (e) above. This shall include construction of the lake and tableland areas on both plans, including all landscaping, pedestrian walkways, paving, planting, lookouts and shade structures, entry gates, amenity structures and markers, signage, water fountain, and seating. In this regard, the applicant will also provide lookout complete with armourstone, metal railing, shade structure, paving, lighting and planting on the edge of the lake immediately north of Park Block 588.
- (g) The applicant shall provide the following community improvements to the satisfaction of the Commissioner of Planning, Design and Development:

North

- Traffic claming at key intersections
- Bovaird Drive traffic crossing
- Re-grading and surface restoration of Ashurst and Mosswood Parks
- Concrete bikeway/ walkway on Martree from Ashurst Park to lake
- Upgraded entry features and associated irrigation

South

- Traffic calming at key intersections
- Asphalt walkway from 410 bridge to Bramalea Community Park

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- Concrete walkway/ bikeway from lake to 410 bridge
  - Island treatment at Williams Parkway
  - Upgraded entry features and associated irrigation
- (h) Conveyance of Lake Block 589, Park Block 588, Parkette entry feature Blocks, 585 and 586, Parkette walkway Block 587, and the edge landscaping treatments, and the payment of cash-in-lieu of parkland dedication to the satisfaction of the City, will be considered to meet all obligations of the applicant and the City for the parkland dedication requirements of the plan.
- (i) The applicant will be required to provide a sum based on 5% of the total cost for all construction works related to the completion and final acceptance of Block 589 and 494 by the City for the maintenance in perpetuity for the water feature and surrounding tableland area.
6. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

- F 2. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 27, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – VALLEY GROVE INVESTMENTS INC./LAURELPARK INC. – SOUTH WEST CORNER OF CASTLEMORE ROAD AND MCVEAN DRIVE - WARD 10** (File C8E10.6) (See Delegation Item E4).

**DEALT WITH UNDER DELEGATION E 4, RECOMMENDATION PDD232-2003**

- \* F 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 26, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTH EAST CORNER OF BOVAIRD DRIVE AND CHINGUACOUSY ROAD – WARD 6** (File C2W10.11).

- PDD235-2003
1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 26, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – JOHN O’CONNELL AND MARY O’CONNELL (COLONIAL MOTEL) – SOUTH EAST CORNER OF BOVAIRD DRIVE AND CHINGUACOUSY ROAD – WARD 6** (File C2W10.11) be received; and,
  2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
    1. That prior to the enactment of the amending Zoning By-law, urban design guidelines be prepared for the site to address, among other things, the compatibility of the proposed development with the adjacent uses, to the satisfaction of the City.

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2. That prior to the enactment of the amending Zoning By-law, the applicant shall revise the Traffic Impact Study to the satisfaction of the City.
3. That prior to the enactment of the amending Zoning By-law the concerns of the Credit Valley Conservation Authority shall be addressed to satisfaction of the City and the Credit Valley Conservation Authority.
4. That prior to enactment of the amending Zoning By-law the owner shall enter into a development agreement with the City, which shall contain the following provisions:
  - (a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
  - (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.
  - (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
  - (d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
  - (e) That prior to site plan approval for the subject lands, the owner provide a Stormwater Implementation Report to demonstrate compliance with the overall Stormwater Management Report prepared by Urban Ecosystems for the adjacent subdivision (21T-95010B), to the satisfaction of the City.
  - (f) That prior to site plan approval for a gas bar with car wash, the recommendations of the noise impact study be implemented to the satisfaction of the City.
3. That the implementing zoning by-law rezone the lands for Highway Commercial (HC) uses and contain the following provisions:
  - a) That the following uses shall only be permitted:
    - (1) a hotel or motel;
    - (2) a dining room restaurant, a convenience restaurant, a take-out restaurant;
    - (3) a service station;
    - (4) a motor vehicle washing establishment;
    - (5) only in conjunction with a service station, a convenience store, or a bank, trust company or finance company;
  - b) A drive-through lane shall be no closer than 15 metres to any residential-zoned land
  - c) A minimum landscaped area of 3 metres adjacent to any residential use
  - d) A minimum landscape strip adjacent to Regional Road 107 of 5.0 metres
  - e) A minimum landscape strip adjacent to Chinguacousy Road of 6.0 metres
  - f) A minimum landscape strip behind the daylight triangle of 9 metres

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- g) That all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building
- 4. That this decision be considered null and void and a new development application be required, unless a Zoning By-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- \* F 4. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 27, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION RAILSIDE DRIVE (SOUTH OF FISHERMAN DRIVE – WEST OF HURONTARIO STREET) - WARD 2** (File C1W12.6).

- PDD236-2003
- 1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 27, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL – WEST SIDE OF THE FUTURE EXTENSION RAILSIDE DRIVE (SOUTH OF FISHERMAN DRIVE – WEST OF HURONTARIO STREET) - WARD 2** (File C1W12.6) be received; and
  - 2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
    - 1. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant shall submit a Site Servicing Report to the satisfaction of the City, in consultation with the Credit Valley Conservation Authority.
    - 2. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant submit further details, that may include a concept plan, that demonstrates to the satisfaction of the City that Block 13 on Plan 43M-766 can either develop in conjunction with the lands to the north or with the subject parcel.
    - 3. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant shall enter into a development agreement with the City. The agreement shall include the following provisions:
      - a) That Railside Drive be extended to the southerly limit of the subject lands. The applicant shall agree to dedicate the full municipal right-of-way for the extension of the road to the City and shall agree to construct the road to full municipal standards upon development of the site.
      - b) That the owner agree that the required on-site stormwater management controls are interim only and that this site will ultimately be included in the comprehensive stormwater management plan for the overall area.
      - c) That the owner agree to participate in any cost-sharing arrangements with adjacent lands including the Maylon Simpson lands for the provision of such matters as storm sewers and stormwater management facilities.

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- d) The owner agree to provide a berm and fence to the satisfaction of the Orangeville Railway Development Corporation along the rear property line and provide of fencing along the side property lines.
3. That the Official Plan Amendment contain the following provisions:
- a) A Waste Transfer and Processing Station, operated by a public authority, is permitted on lands abutting the east side of the Orangeville Railway Development Corporation corridor, south of the Trans Canada Pipeline. Any proposal for development on these lands will be to a high standard of site design as exhibited through:
- i) high quality building architecture
  - ii) the provision of substantial landscaped areas in all yards
  - iii) the provision of appropriate fencing
  - iv) the screening of loading, servicing and outdoor storage areas.
4. That the implementing zoning by-law rezone the lands for an M1-Special Section and contain the following provisions:
- a) That the following uses be permitted:
- (1) A Waste Transfer Station, a Waste Processing Station, including a reusable goods depot, all operated by a public authority;
  - (2) An administrative office or facility of a public authority;
  - (3) A retail establishment devoted only to the sale of reusable goods in conjunction with a waste processing station; and,
  - (4) Purposes accessory to other permitted purposes.
- b) That the uses be subject to the following requirements and restrictions:
- (1) Outside Storage:
    - (a) No storage shall be permitted outside a building, except where such storage is confined to the rear and side yards, and is adequately screened from the streets and any abutting lots used for residential and institutional purposes;
    - (b) No outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
    - (c) All outside storage shall be contained within bins or containers.
  - (2) Minimum Landscaping
    - (a) Minimum landscaping shall be provided as follows:

|                    |  |
|--------------------|--|
| Front Yard         | 6 metres, except at approved access locations; |
| Interior Side Yard | 3 metres;                                      |
| Rear Yard          | 3 metres;                                      |
5. That this decision be considered null and void and a new development application be required, unless an Official Plan Amendment is adopted and a Zoning By-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

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- \* F 5. Report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated June 20, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD - WARD 10** (File C7E5.15).
- PDD237-2003 1. That the report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated June 20, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GOTTARDO CONSTRUCTION LIMITED – NORTH EAST CORNER OF NEVETS ROAD AND AIRPORT ROAD - WARD 10** (File C7E5.15) be received; and,
2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
- (1) That the Airport Road/Highway 7 Business Centre Secondary Plan be amended to permit a motel. In particular, the lands located at the north-east corner of Nevets Road and Airport Road, designated for “Prestige Industrial”, be amended to include a motel use.
  - (2) The subject site be rezoned from “Industrial One – Section 587 (M1-Section 587)” by By-law 56-83, as amended to an Industrial One A Zone with a special section, with the following provisions:
    - (a) shall only be used for the following purpose:
      - i. the purposes permitted by Section 587;
      - ii. a motel;
      - iii. purposes accessory to the other permitted purposes.

Requirements and Restrictions

- (b) shall be subject to the following requirements and restrictions:

- |                                    |                     |
|------------------------------------|---------------------|
| (1) Maximum Building Height:       | 5 storeys.          |
| (2) Maximum Gross Floor Area:      | 4500 square metres. |
| (3) Minimum Lot Area:              | 0.49 hectares.      |
| (4) Minimum Lot Width:             | 50 metres.          |
| (5) Minimum Front Yard             |                     |
| i. Airport Road:                   | 7.5 metres.         |
| (6) Minimum Exterior Side Yard     |                     |
| i. Nevets Road:                    | 6.4 metres.         |
| (7) Minimum Interior Side Yard:    | 3.0 metres.         |
| (8) Minimum Landscaped Open Space: |                     |



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i. Front Yard (Airport Road):

A minimum 7.5 metre wide landscaped open space area, shall be provided in the front yard.

ii. Side Yards:

A minimum 3.0 metre wide landscaped open space area, shall be provided in the side yard.

(9) Minimum Parking Spaces: 81 spaces

(10) Hydro transformer(s) shall meet all building setback requirements.

(11) All garbage and refuse storage, including any containers for recyclable materials shall be enclosed within the building.

(b) shall be subject to requirements and restrictions relating to the M1 Zone, and all general provisions of this by-law, which are not in conflict with the ones set out in section (b).

3. That prior to the enactment of the Official Plan Amendment and enactment of the zoning by-law, the owner shall submit, to the satisfaction of the City, urban design guidelines that detail the following:

- (a) The intended form, massing and design character of the motel including building setbacks and rooftop treatments.
- (b) A continuous minimum 7.5 m landscaped buffer shall be maintained along Airport Road and minimum 3.0 metres landscaped buffer shall be maintained along Nevets Road.
- (c) Extensive landscape treatment within all landscaped buffers/berms surrounding the paved areas of the site.
- (d) The location and size of all roof-top mechanical equipment should be suitably screened in appearance from all directions. Roof-top screening should ensure that the roof forms an integral part of the building design with respect to form, colours and materials.
- (e) All garbage and refuse storage areas shall be adequately screened.

4. That prior to the enactment of the amending zoning by-law, the applicant shall enter into a development agreement with the City that shall include the following:

- (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure

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- implementation of these plans in accordance with the City's site plan review process;
- (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;
  - (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - (d) The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;
  - (e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler;
  - (f) That the applicant agrees to implement the approved design guidelines.
5. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- F 6. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 23, 2003, re: **RECOMMENDATION – REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC./WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E16.2).

Staff responded to questions and confirmed that the subject property is proposed for school purposes and that the application includes an Official Plan Amendment.

- PDD238-2003
- 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 23, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION – REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC./WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E16.2) be received; and,
  - 2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
    - (1) The Official Plan amendment shall amend the Official Plan to redesignate the subject property from 'Residential' to 'Community Services';
    - (2) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following conditions:
      - a. Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings a landscape drainage plan, a fire

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- protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
- b. Prior to the issuance of a building permit the proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture & Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements;
  - c. Prior to site plan approval, the applicant shall agree to provide servicing easements for drainage purposes to the satisfaction of the City;
  - d. Prior to site plan approval, the applicant shall provide site development details, including but not limited to, surrounding land uses and road connections, satisfactory to the Commissioner of Planning, Design and Development;
  - e. Prior to site plan approval, a Master Environmental Servicing Plan shall be approved for the subject property to the satisfaction of the City, Toronto Region Conservation Authority and the Region of Peel;
  - f. The owner shall grant all necessary easements for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority;
  - g. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
  - h. The owner shall pay cash-in-lieu of parkland in accordance with the *Planning Act* and City policy;
  - i. The owner shall provide access arrangements to the satisfaction of the Commissioner of Planning, Design and Development;
  - j. The owner shall convey to the City 0.3 metre reserves along the Torbram Road and Countryside Drive street frontages;
  - k. On site waste collection will be through a private waste hauler;
  - l. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocation; and,
  - m. That prior to site plan approval, the applicant shall make arrangements satisfactory to the Dufferin-Peel Catholic District School Board for:
    - i) The acquisition, or reservation for future acquisition, of the School Block designated in the plan for separate secondary school purposes.
    - ii) The clearing, grubbing, engineered filing, where required, and grading of the school block. This includes the removal of any and all buildings and structures, tanks and utility structures.
    - iii) and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on the school block and guarantees the existing stockpiled material be removed; and,
    - iv) The completion of a soils report, of which the findings will be addressed by the applicant.

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- (3) The site specific zoning by-law shall contain the following:
  - a) shall be zoned with a site specific “Institutional One” zone category which shall only permit the following use:
    - 1. A public or private school
  - b) shall also be subject to the requirements and restrictions relating to the I1 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
- 3. That no further public meeting beyond the June 3, 2002 public meeting be convened regarding the subject application.
- 4. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

\* F 7. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 23, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORP. – 1943 WILLIAMS PARKWAY - SOUTH WEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11** (File C6E8.8).

- PDD239-2003
- 1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 23, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1539107 ONTARIO CORP. – 1943 WILLIAMS PARKWAY - SOUTH WEST CORNER OF WILLIAMS PARKWAY AND CHRYSLER DRIVE - WARD 11** (File C6E8.8) be received; and,
  - 2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
    - (1) That Service Commercial – Section 408 be amended to include the following:
      - (a) That the following purposes be added to Section 408.1 (a):
        - 1) a retail establishment having no outside storage;
        - 2) a service shop;
        - (3) an office;
        - (4) a dry cleaning and laundry distribution station;
        - (5) a convenience store;
        - (6) a convenience restaurant;
        - (7) a community club;

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- (8) a custom workshop; and,
    - (9) a health centre;
    - (b) That the following requirements and restrictions be amended:
      - (1) That Section 408.2 (j) be deleted and replaced with the following:

Maximum Building Height: 2 storeys
      - (2) That Section 408.2 (l) be deleted and replaced with the following:

A landscaped buffer area shall be provided and maintained adjacent to streets, except for driveway facilities, in accordance with the following:

| <u>Street</u>                   | <u>Minimum Width</u> |
|---------------------------------|----------------------|
| Williams Parkway                | 6.0 metres           |
| Chrysler Drive                  | 6.0 metres           |
| Hypotenuse of daylight Triangle | 9.0 metres           |
  - (c) That the following requirement and restriction be added:
    - (i) a massage parlour, an adult video store or an adult entertainment parlour shall not be permitted.
  - (d) shall be subject to requirements and restrictions relating to the Service Commercial – Section 408 zone which are not in conflict with the ones set out in section (b).
3. That prior to the enactment of the zoning by-law, outstanding comments shall be received from the City of Brampton's Engineering and Development Services Department and any required modifications to the concept site plan or the inclusion of additional conditions shall be undertaken.
4. That prior to the enactment of the zoning by-law, the Traffic Impact Study prepared by Poulos & Chung dated May 2003 shall be revised to the satisfaction of the Planning, Design and Development Department.
5. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
- (a) A site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
  - (c) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;

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- (d) The applicant shall provide detailed Architectural Design Guidelines for the approval of the Commissioner of Planning, Design and Development Department in accordance with City Policy.
  - (e) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - (f) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
  - (g) The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;
  - (h) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
6. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- F 8. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated June 25, 2003, re: **RECOMMENDATION REPORT – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC. (CASA NORTH INVESTMENTS INC.) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C6E14.2).

There was discussion regarding the designation of 2 blocks as places of worship, and the default zoning of those sites should they not be developed as places of worship, and the protection of the zoning of those sites. Staff responded to questions regarding realignment of Countryside Drive. Staff advised that an Environmental Assessment (EA) is required before any attempt can be made to realign Countryside Drive and at the moment an EA is not included in the capital budget.

A motion was introduced to approve the staff recommendation as amended to add that the 2004 Capital Budget submission include consideration of commencement of an Environmental Assessment required for the realignment of Countryside Drive.

- PDD240-2003
- 1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC. (CASA NORTH INVESTMENTS INC.) – SOUTH EAST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C6E14.2) be received; and,
  - 2. That prior to the adoption of the Official Plan Amendment and prior to draft approval, all outstanding final comments from internal departments and conditions of draft approval from the Toronto and Region Conservation Authority, the Region of Peel, Bell Canada, Canada Post and Brampton Heritage Board shall be received by the Planning, Design and Development

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Department and any appropriate conditions of approval, including revisions to the plan and physical layouts resulting from these comments shall be included.

3. That prior to the issuance of draft approval, the Springdale Transportation Development Cap shall be increased beyond 14,808 units by resolutions of Brampton and Peel Councils and/or that it has been determined and confirmed in such resolutions that a portion of the current or increased Cap is to be allocated to the subject Plan.
4. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision, to the satisfaction of the City, to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.
5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
6. That prior to draft plan approval, the applicant shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreement.
7. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City's Engineering and Development Services Division and the Toronto and Region Conservation Authority, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
8. That prior to the issuance of draft plan approval, a Geotechnical Evaluation shall be approved by the City and the Toronto and Region Conservation Authority and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
9. That prior to the issuance of draft plan approval, a Vegetation Assessment shall be approved by the City, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
10. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
11. That prior to the issuance of draft approval, a Heritage Impact Assessment shall be approved by the City, in consultation with the Brampton Heritage Board, for 10801 Torbram Road, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
12. That the subject application be approved and staff be authorized to prepare the appropriate Official Plan Amendment and Zoning By-law documents, subject to the following:
  - A. Prior to the adoption of the Official Plan Amendment, in support of the additional collector road connections, a Traffic Impact Study shall be approved by the City, in consultation with the Region.

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- B. The implementing Official Plan Amendment shall amend the area secondary plan by:
- (i) Amending the road network to permit a mid-block Minor Collector Road connection to Countryside Drive, midway between Torbram Road and the planned mid-block collector road, and to permit a new collector road connection to Airport Road to accommodate Street '3';
  - (ii) Adding a site specific policy to allow the westerly church block to be zoned for Neighbourhood Commercial purposes in addition to a place of worship; and,
  - (iii) Amending the land use designations on Schedule SP28(A) to reflect the additional Public Elementary School block, and the shifting of the commercial, institutional, and open space designations.
- C. Prior to the enactment of a zoning by-law for Future Development Blocks 901 and 902, Commercial Blocks 884 and 885, Institutional Block 886, the following matters shall be addressed;
- (i) For Future Development Block 901 and 902, a Traffic Impact Study shall be approved by the City, and a Functional Servicing Report shall be approved by the City, in consultation with the Toronto and Region Conservation Authority;
  - (ii) For Future Development Block 902, a Woodlot Management Study and an Environmental Impact Study shall be approved by the City, in consultation with the Toronto and Region Conservation Authority;
  - (iii) Urban Design Guidelines shall be approved for the commercial lands (ie. Blocks 884, and 885), and Institutional Block 886, if developed for commercial purposes. These guidelines shall incorporate the City's Development Design Guidelines and the Floral City Strategy design principles.
- D. The implementing zoning by-law document shall zone subject lands as follows:
- (i) the residential lands shall be zoned in accordance with that which has been requested on the draft plan of subdivision;
  - (ii) the Highway Commercial Block 884 shall be zoned with a site specific HC2 category, the Neighbourhood Commercial Block 885 shall be zoned similar to HC1-Section 1085 and shall allow for 450 to 550 square metres of storefront library spaces and a supermarket use;
  - (iii) the easterly Place of Worship site shall be zoned to also permit low density residential purposes, while the westerly Place of Worship site shall also be zoned to permit Neighbourhood Commercial purposes;
  - (iv) Future Development Block 901 shall be zoned for low density residential development and Open Space purposes, as applicable;
  - (v) Future Development Block 902 shall be zoned for low density residential development, medium density residential, convenience commercial, and Open Space purposes, as applicable.



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13. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
- A. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:
    - (i) Street '1' on the subject lands shall be extended north to Countryside Drive, together with road widenings and site day-lighting triangles.
    - (ii) The ultimate realignment of Countryside Drive along the north limit of the subject lands, including any road widening and site day lighting triangles shall also be accommodated.
    - (iii) The widths of Lots 3 and 188 shall be increased, to the greatest extent practical, thereby reducing the area of the abutting open space blocks.
    - (iv) Street 24 and Lots 614 to 651 shall be changed to a Future Development Block, until such time as a parkette location for this area is approved by the City, in consultation with the Peel District School Board.
    - (v) All collector roads that intersect with Airport Road, Torbram Road and Countryside Drive shall include a one (1) metre wide entry feature block.
  - B. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
  - C. The following conditions shall also be included as conditions of draft approval:
    - (i) Prior to registration of Lots 22 to 48, the applicant shall make arrangements to the satisfaction of the City, to confirm the location of walkway connection(s) to the north, across Channel Block 898.
    - (ii) Prior to registration of Future Development Block 901, a Functional Servicing Report shall be approved by the City, in consultation with the Toronto and Region Conservation Authority. At this time, the conditions of draft approval shall be amended and the plan shall be red-line revised to reflect an appropriate road and lotting pattern.
    - (iii) Prior to registration of Future Development Block 902, a Functional Servicing Report, a Woodlot Management Study and an Environmental Impact Study shall be approved by the City, in consultation with the Toronto and Region Conservation Authority. At this time, the conditions of draft approval shall be amended and the plan shall be red-line revised to reflect an appropriate road and lotting pattern.
    - (iv) Prior to registration of Blocks 901 and 902, the applicant shall demonstrate to the satisfaction of the City and the Toronto and Region Conservation Authority that Blocks 901 and 902 can be comprehensively developed in conjunction with the adjacent lands by the submission of appropriate development concepts or by other suitable means, in accordance with the applicable secondary plan. In this regard revisions to the plan may be necessary to facilitate the appropriate development of abutting lands. The applicant shall maintain these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the

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satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.

- (v) Prior to Site Plan Approval for all non-residential blocks, the owner shall make arrangements, satisfactory to the Commissioner of Community Services, to secure a Woodlot Cutting Permit for any trees that are to be removed on the subject lands. In this regard, the applicant shall also agree to comply with the provisions contained within City By-law 70-2001.
  - (vi) The owner shall carry out an archaeological resource assessment of the subject property and mitigate, through avoidance, or documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, filling, or any form of soil disturbances, shall take place on the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City of Brampton, indicating that all archaeological resource concerns have met licensing and resource conservation requirements.
  - (vii) Prior to registration of any lots on the plan, the City of Brampton, in consultation with the School Board(s), shall be satisfied that satisfactory arrangements have been made regarding the provision and distribution of educational facilities to serve this plan, or any phase thereof, as determined appropriate by the City and the School Boards.
  - (viii) Prior to registration of any lots on the plan, the applicant shall make arrangements, satisfactory to the City, for the gratuitous dedication of the woodlot within Block 901 to the City.
  - (ix) Prior to registration, the applicant shall secure a letter from the Toronto and Region Conservation Authority confirming that the conservation authority is satisfied with the proposed limits of the valley corridor for Blocks # 898, 899, and 900, and that the grade differential between the front and rear lot lines is acceptable for lots near these valley corridors.
14. That a decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.
15. That the 2004 Capital Budget submission include consideration of commencement of an Environmental Assessment required for the realignment of Countryside Drive.

CARRIED

- \* F 9. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated June 30, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA – BRAMPTON FACILITY (PREVIOUSLY REFERRED TO AS CAAG LAND DEVELOPMENT) - SOUTH WEST CORNER OF QUEEN STREET AND GOREWAY DRIVE - WARD 10** (File C7E5.18).

- PDD241-2003 1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated June 30, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ADESA AUCTIONS CANADA – BRAMPTON**

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**FACILITY (PREVIOUSLY REFERRED TO AS CAAG LAND DEVELOPMENT)  
- SOUTH WEST CORNER OF QUEEN STREET AND GOREWAY DRIVE -  
WARD 10** (File C7E5.18) be received; and,

2. That the portion of the application pertaining to the southerly one-third of the subject lands be approved, and that staff be directed to prepare the appropriate document(s) subject to the following conditions:
  - (1) The amending zoning by-law shall zone the southerly 116 metres of the property with a site specific Industrial Four zone category, which shall:
    - (a) Permit only a retail warehouse, associated office, and associated trucking facility;
    - (b) Be subject to the following restrictions:
      - (i) minimum lot area - 1.5 hectares;
      - (ii) minimum lot frontage 50 metres;
      - (iii) maximum coverage - none;
      - (iv) a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other Goreway Drive;
      - (v) a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Goreway Drive;
      - (vi) no outside storage of goods, materials or machinery shall be permitted;
      - (vii) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Goreway Drive;
      - (viii) an adult entertainment parlour, a massage parlour, an adult video store or an adult bookstore shall not be permitted;
      - (ix) shall also be subject to the requirements and restrictions relating to the M4 zone.
3. That staff be directed to include a requirement within the site plan agreement requiring the applicant to secure a tree cutting permit, and fulfill all transportation improvements, financial and otherwise, along Regional Road 107, Goreway Drive and the internal road network, as required by the Region and City.
4. That a decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- \* F 10 Report from D. Kraszewski, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated June 16, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIK AND COMPANY – SOUTH OF**

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**WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD - NORTH OF THE CANADIAN NATIONAL RAILWAY – WARD 6 (File C2W8.8).**

- PDD242-2003
1. That the report from D. Kraszewski, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated June 16, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re:  
**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIK AND COMPANY – SOUTH OF WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD - NORTH OF THE CANADIAN NATIONAL RAILWAY – WARD 6 (File C2W8.8)** be received; and,
  2. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;
  3. That prior to the issuance of draft approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision, to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of subdivision as it pertains to Sales Office Community Information Maps;
  4. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
  5. That prior to the issuance of draft approval, the applicant shall agree, in writing to the form and content of the implementing zoning by-law to the satisfaction of the Commissioner of the Planning, Design and Development Department;
  6. That the Environmental Noise Impact Statement be revised to the satisfaction of the Director of the Planning, Design and Development Department;
  7. That prior to draft approval, satisfactory arrangements be made with the Director of Planning and Land Development Services for the protection and maintenance of the berm to be located on the Old Navy Canada Inc. property. Any arrangement shall include the following:
    - i. securities to ensure the construction of the berm and associated landscaping;
    - ii. the registration of a restrictive covenant on title to the Old Navy property to ensure the berm is not removed.
  8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation;
  9. That staff be authorized to issue the notice of draft plan approval at such time as all conditions approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
    - (i) Any necessary revisions to the draft plan identified by staff including but not exclusive to the following:
      - a. The plan of subdivision be revised to reflect the Committee of Adjustment decisions on consent applications B36/03 and B 37/03; and

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- (ii) That this plan of subdivision be subject to all the conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development and including the following:
- a. The Open Space Buffer (Blocks 40) that is being provided as a physical (15 metres) and visual separation between Canadian National Railway lands and the proposed adjacent residential lots will consist of a combination earthen berm and concrete fence. This buffer shall be consistent in form, design and material to that in the adjacent plans of subdivision to the west (known as 43M-1577). The railway buffer treatment is subject to review and approval by the City of Brampton and Canadian National Railway and the lands will be conveyed to the City of Brampton through the registration process (exclusive of the masonry wall).
  - b. A Functional Servicing Report to confirm the feasibility of servicing the subject development must be completed to the satisfaction of the City of Brampton and in accordance with the recommendations of the Environmental Implementation Report completed for the Homestead Area.
  - c. Prior to registration, the City of Brampton Commissioner of Planning Design and Development be satisfied that sufficient road network capacity is available along the Williams Parkway Corridor to accommodate the proposed units while maintaining at least a minimum level of service "D" given the anticipated unit occupancy timeframe and planned road network.
  - d. That a site plan amendment application shall be approved by the City of Brampton for the Old Navy Canada Inc. property. The amendments to the approved site plan are to accommodate and protect the noise attenuation berm being constructed in conjunction with plan of subdivision 21T-02016B.

CARRIED

- \* F 11. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated July 14, 2003, re: **RECOMMENDATION – REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LTD. FOR LANDMASTER DEVELOPMENTS LTD. – NORTH WEST QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE - WARD 8** (File C3E1.5).

- PDD243-2003
1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated July 14, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **RECOMMENDATION – REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LTD. FOR LANDMASTER DEVELOPMENTS LTD. – NORTH WEST QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE - WARD 8** (File C3E1.5) be received; and,
  2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
    - 1) The Official Plan Amendment shall amend the Bramalea West Industrial Secondary Plan to add a site-specific "Service Commercial" policy provision to allow the subject property to be used for restaurant use.
    - 2) The site specific zoning by-law shall contain the following:

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- a) The site shall be zoned with a site specific “SC” zone designation and shall only be used for the following purposes:
  - i. Convenience restaurant;
  - ii. Dining room restaurant; and,
  - iii. Purposes accessory to the other permitted purposes.
- b) The lands shall be subject to the following requirements and restrictions:
  - i. Minimum front yard depth: 16 metres
  - ii. Minimum interior side yard width: 5 metres
  - iii. Maximum building height: 1 storey
  - iv. Minimum landscaped open space: 3 metre wide landscaped open space area shall be provided along the southerly limits of the property, with the exception of the approved access location.
  - v. Shall be subject to the requirements and restrictions of the “Service Commercial (SC)” zone and all the general provisions of By-law 151-88, as amended, which are not in conflict with the provisions set out above.
- 3) Development of the site shall be subject to a development agreement which shall contain the following provisions:
  - a) Prior to issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City’s site plan review process;
  - b) The applicant shall obtain an entrance permit from the Ministry of Transportation and/or the Region of Peel, for access to the site from Steeles Avenue East;
  - c) The applicant shall obtain a clearance from the Region of Peel for a taper lane leading to the right-in right-out access on Steeles Avenue East;
  - d) The applicant shall agree to registering a restrictive covenant on title to the effect that industrial truck traffic be restricted from traveling over the subject lands in order to gain access to Steeles Avenue East or West Drive;
  - e) The applicant shall provide a road improvement works (including the extension of a traffic island) on West Drive to the satisfaction of the City and of the Region of Peel, prior to issuance of building permits;
  - f) The applicant shall coordinate with the City and the Region of Peel, with regard to the design of the traffic island on West Drive with the planned intersection improvements at Steeles Avenue East and West Drive;
  - g) The applicant shall agree that access to Steeles Avenue East be restricted to a right-in right-out access only;
  - h) The applicant shall pay all applicable City, Regional and Educational Development charges in accordance with their respective Development Charge By-laws;

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- i) The applicant shall grant easements as required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - j) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
  - k) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler;
  - l) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week
  - m) The applicant shall agree to convey to a road widening for 22.5 metres from centreline of the original road allowance of Steeles Avenue East;
  - n) The applicant shall convey to the Region of Peel a 0.3 metre reserve along the Steeles Avenue East frontage where it abuts the subject property, which shall be lifted at the approved access point; and,
  - o) The applicant shall agree that mechanical roof top units shall be screened to the satisfaction of the City.
3. That staff be directed to attend the August 11 – 14, 2003 Ontario Municipal Board hearing associated with applications C3E1.5, B5/02 and B15/02 in support of the applications.

CARRIED

- F 12. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated June 27, 2003, re: **STATUS REPORT – BLOCK PLAN DESIGN CONCEPT – SUB-AREA 2 (SPRINGBROOK EXECUTIVE COMMUNITY) CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) (See Delegation Item E3).

**DEALT WITH UNDER DELEGATION E 4, RECOMMENDATION PDD231-2003**

- \* F 13. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 23, 2003, re: **STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45)
- PDD244-2003 That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 23, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS REPORT – BLOCK PLAN – SUB-AREAS 1 AND 3 - CREDIT VALLEY SECONDARY PLAN AREA 45 - WARD 6** (File P26S45) be received for information purposes only.

CARRIED

**G. COMMITTEE OF ADJUSTMENT REPORTS - nil**

**H. POLICY PLANNING REPORTS**

- \* H 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 23, 2003, re: **APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN BERESFORD, FLANAGAN BERESFORD & ARCHITECTS – LOTS 174-188 ON REGISTERED PLAN 43M-1523 - WARD 6** (File G33CH).

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- PDD245-2003     1.     That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 23, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN BERESFORD, FLANAGAN BERESFORD & ARCHITECTS – LOTS 174-188 ON REGISTERED PLAN 43M-1523 - WARD 6** (File G33CH) be received; and,
2.     That heritage permits for the construction of single detached dwellings on lots 164-188 on Registered Plan 43M-1523 (John Beresford on behalf of 2022297 Ontario Limited, Marvelle Homes) be approved, based on the Heritage Permit applications submitted by John Beresford and the approved architectural and streetscape guidelines for the Streetsville Glen plan of subdivision; and
3.     That Planning, Design and Development staff prepare a report for Council regarding the removal of the lands which are the subject of this application from the boundary of the Village of Churchville Heritage Conservation District.

CARRIED

- \*     H 2.     Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 23, 2003, re: **APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – HUNT DESIGN ASSOCIATES (RON BALDESARRA) - 7887 CHURCHVILLE ROAD - WARD 6** (File G33CH).

- PDD246-2003     1.     That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 23, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR HERITAGE PERMITS – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – HUNT DESIGN ASSOCIATES (RON BALDESARRA) - 7887 CHURCHVILLE ROAD - WARD 6** (File G33CH) be received; and,
2.     That a heritage permit for the construction of a detached garage on the south side of the home at 7887 Churchville Road in the Village of Churchville Heritage Conservation District be approved based on the Heritage Permit application submitted by Stephen Hunt on behalf of Ron Baldesarra, subject to the following conditions:
- Garage to be clad in brick similar to the existing residence;
  - Roofing to be asphalt shingles; and
  - Landscaping to be as enhanced as shown in site plan provided by the applicant.

CARRIED

- \*     H 3.     Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 6, 2003, re: **DESIGNATION UNDER PART 1V OF THE ONTARIO HERITAGE ACT (BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD)** (File G33 LA).

- PDD247-2003     1.     That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 6, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **DESIGNATION UNDER PART 1V OF THE ONTARIO HERITAGE ACT (BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD)** (File G33 LA) be received; and,



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2. That the Concrete Bowstring Arch Bridge on Creditview Road North of Steeles Avenue West be designated as a property of cultural heritage value and interest under Part IV of the Ontario Heritage Act (R.S.O. 1990, c.O.18);
3. That staff be directed to submit the By-law attached to the report designating the Concrete Bowstring Arch Bridge on Creditview Road North of Steeles Avenue West under Part IV of the Ontario Heritage Act to Council for approval and that subsequent to the passing of the By-law, a copy of the designation By-law together with the reasons for the designation be registered on title at the land registry office; and,
4. That notice of the designation be published in the Brampton Guardian and provided to the Ontario Heritage Foundation in compliance with the requirements of the Ontario Heritage Act.

CARRIED

**I. BUILDING AND ZONING REPORTS**

- \* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 25, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2003** (File B11).

PDD248-2003 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2003** (File B11) be received

CARRIED

- I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 1102 WANLESS DRIVE – WARD 6** (File G33-LA) (See Delegation Item E1).

**DEALT WITH UNDER DELEGATION E 4, RECOMMENDATION PDD232-2003**

- I 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1750 STEELES AVENUE WEST AND 8303 MISSISSAUGA ROAD – WARD 6** (File G33-LA)

**DEALT WITH UNDER DELEGATION E 5, RECOMMENDATION PDD233-2003**

- \* I 4. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, re: **APPLICATION FOR PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1167 WANLESS DRIVE AND 1167A WANLESS DRIVE – WARD 6** (File G33-LA).

PDD249-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR**

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**PERMITS TO DEMOLISH RESIDENTIAL PROPERTIES – 1167 WANLESS DRIVE AND 1167A WANLESS DRIVE – WARD 6** (File G33-LA) be received; and,

2. That the application for permits to demolish the residential properties located at 1167 Wanless Drive and 1167A Wanless Drive be approved.

CARRIED

- \* I 5. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8515 HERITAGE ROAD – WARD 6** (File G33-LA).

- PDD250-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated June 17, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 8515 HERITAGE ROAD – WARD 6** (File G33-LA) be received; and,
2. That the application for a permit to demolish the residential property located at 8515 Heritage Road be approved.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

- \* J 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, dated June 25, 2003, re: **STATUS UPDATE – PERFORMING ARTS CENTRE URBAN DESIGN STUDY – PERFORMING ARTS CENTRE SQUARE PROGRAMMING** (File B-60).

- PDD251-2003 1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS UPDATE – PERFORMING ARTS CENTRE URBAN DESIGN STUDY – PERFORMING ARTS CENTRE SQUARE PROGRAMMING** (File B-60) be received; and,
2. That the consultants, Page + Steele be directed to develop concept plans and budget estimates for the Performing Arts Centre outdoor space based on the suggested program elements.

CARRIED

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

- K 1. Report from J. McMahon, Environmental Engineer, Planning, Design and Development, dated July 14, 2003, re: **INFORMATION REPORT - SOURCE PROTECTION PLANNING ADVISORY COMMITTEE REPORT TO THE MINISTER OF THE ENVIRONMENT – WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK** (See Correspondence Item P 6) (File N10 SPP).

- PDD252-2003 1. That the report from J. McMahon, Environmental Engineer, Planning, Design and Development, dated July 14, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **INFORMATION REPORT - SOURCE PROTECTION PLANNING ADVISORY COMMITTEE REPORT TO THE**

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**MINISTER OF THE ENVIRONMENT – WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK** (See Correspondence Item P 6) (File N10 SPP) be received; and,

2. That a letter be submitted to the Ministry of the Environment from the City of Brampton summarizing the responses as provided for Items 2, 4, 5, 7, 8, 12, 13 and 15 in the staff report.

CARRIED

**L. MINUTES**

**\* L 1. BRAMPTON HERITAGE BOARD MINUTES –JUNE 17, 2003**

PDD253-2003 That the **MINUTES OF BRAMPTON HERITAGE BOARD MEETING OF JUNE 17, 2003** to the Planning, Design and Development Committee Meeting of July 14, 2003, Recommendations HB082-2003 to HB099-2003, be approved as printed and circulated.

CARRIED

The recommendation were approved as follows:

HB082-2003 That the agenda for the Brampton Heritage Board Meeting of June 17, 2003 be approved, as amended, to add:

Additional Information to Item G4.4:

1. Copy of memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 16, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – WILLIAM STEWART AND ASSOCIATES (TONLU HOLDINGS LIMITED) – PART OF LOT 9, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (File C10E9.2/21T-03005B/G33);
- G 4.10. 1. Copy of memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 13, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ARMLAND GROUP (BERKSHIRE GLADES ESTATES INC.) – PART OF LOTS 7 AND 8, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (File C10E8.8/21T03009B/G33);
- G 4.11. 1. Copy of memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 16, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – PATRICK SWEET AND ASSOCIATES (DOLOMITI ESTATES INC.) – PART OF LOTS 7 AND 8, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (File C10E8.8/21T-03010B/G33);
- H 6. **Proposed Designation – Breadner Homestead – Tufton Crescent – Ward 6** (File G33);

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- I 2. **COMMITTEE OF ADJUSTMENT APPLICATION – CHURCHVILLE – MIKE AND JOANNE KNEEBONE – 7825 CHURCHVILLE ROAD** (File G33);
- J 4. Copy of correspondence from L. McGinn, Manager of Plans and Permits, Planning, Design and Development, to Mr. Hoa Van Le, 1386140 Ontario Limited, dated June 13, 2003, re: **REVOCATION OF BUILDING PERMIT FOR BACK-LIT NEON SIGNS ON THE FRONT AND BACK WALLS FOR THE O'MALLEY'S ESTABLISHMENT WITHIN THE DOMINION BUILDING, A DESIGNATED PROPERTY LOCATED AT 8 QUEEN STREET EAST, BRAMPTON** (File G33);
- K 1. Discussion re: **HERITAGE COMPONENT OF THE CITY OF BRAMPTON'S ENTRY INTO THE COMMUNITIES IN BLOOM COMPETITION** (File G33); and,
- K 2. Discussion re: **FORMER WADDELL'S BARBER SHOP – 6 MAIN STREET NORTH** (File G33).

HB083-2003 That the Minutes of the Brampton Heritage Board Meeting of May 20, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, be received.

HB084-2003 That funds be allocated from the 2003 Brampton Heritage Board Budget as follows, subject to the applicable City of Brampton policies and the Brampton Heritage Board budget process, as considered at the Brampton Heritage Board Meeting of June 17, 2003:

| <b>ITEM</b>  | <b>AMOUNT</b> |
|--|---------------|
| Annual Meeting of the Joint LACACs of Peel                     | \$ 1,500.00   |
| Marketing  | \$ 500.00     |
| Plaquing for 1853 Homes  | \$ 10,000.00  |
| Participation in Sesquicentennial Parade                       | \$ 2,000.00   |
| David Nava Building Recognition (former Hewetson Shoe Company) | \$ 3,500.00   |
| Walking Tour Brochure Re-print                                 | \$ 1,500.00   |
| Sponsorship of Sesquicentennial History Competition            | \$ 3,500.00   |
| Inventory of Heritage Resources Brochure                       | \$ 3,500.00   |
| Background Study – Heritage Home – 11651 Bramalea Road North   | \$ 2,000.00   |
| Special Projects   | \$ 30,000.00  |

HB085-2003 That the copy of the memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 16, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – WILLIAM STEWART AND ASSOCIATES (TONLU HOLDINGS LIMITED) – PART OF LOT 9, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (Matthew Harrison Homestead, 9749 The Gore Road, a property on the City of Brampton Inventory of Heritage Resources) (File C10E9.2/21T-03005B/G33) be received.

HB086-2003 That the Ontario Municipal Board Decision/Order No. 0610, dated May 12, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **ADJOURNING SINE DIE THE APPEAL TO THE ONTARIO MUNICIPAL BOARD OF THE COMMITTEE OF ADJUSTMENT'S DECISION TO REFUSE THE APPLICATION FOR THE OPERATION OF A DAY CARE CENTRE AT 133A MAIN STREET SOUTH** (File G33) be received.

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- HB087-2003      That the copy of the memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 13, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – ARMLAND GROUP (BERKSHIRE GLADES ESTATES INC.) – PART OF LOTS 7 AND 8, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (File C10E8.8/21T03009B/G33) be received.
- HB088-2003      That the copy of the memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, to A. Parsons, Development Planner, Planning, Design and Development, dated June 16, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – PATRICK SWEET & ASSOCIATES (DOLOMITI ESTATES INC.) – PART OF LOTS 7 AND 8, CONCESSION 10, N.D. – WARD 10 – REQUEST FOR COMMENTS ON CULTURAL HERITAGE RESOURCES** (File C10E8.8/21T-03010B/G33) be received.
- HB089-2003      That the application to purchase a plaque under the Brampton Heritage Board's Historic Plaque Program from Robert and Barbara Martin, 11 West Street, Brampton, dated June 6, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, be received; and,
- That the applicant's request to purchase a plaque be approved as submitted to include the following wording:
- Melvin Tarrant Ashley  
Cutting Room Foreman, Hewetson Shoes  
c. 1917
- HB090-2003      That the **MINUTES OF THE SESQUICENTENNIAL COMMITTEE EDUCATION/ HISTORICAL REFERENCE WORKING GROUP MEETING OF MAY 20, 2003**, to the Brampton Heritage Board Meeting of June 17, 2003, be received.
- HB091-2003      That, with the agreement of the Sesquicentennial Committee, Ms. Rowena Cooper, Brampton Historian, be requested to create a list as definitive as possible and provide information on the names of the hamlets and villages that existed in the Village of Brampton in 1853, but to include the modern day boundaries; and,
- That staff of the Urban Design Section of the Planning, Design and Development Department be requested to provide suggestions on a design for recognition of these hamlets and villages on the City Hall friezes.
- HB092-2003      That the copy of correspondence from D. Nicholson, Policy Planner, Planning, Design and Development, to Chair, Ontario Heritage Foundation, dated May 27, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **CITY OF BRAMPTON DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF CONCRETE BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST** (File G33) be received.
- HB093-2003      That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF JUNE 10, 2003**, to the Brampton Heritage Board Meeting of June 17, 2003, be received.

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HB094-2003      That the **COMMITTEE OF ADJUSTMENT APPLICATION – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – MIKE AND JOANNE KNEEBONE – 7825 CHURCHVILLE ROAD** (File G33), to the Brampton Heritage Board Meeting of June 17, 2003, be received; and,

Whereas it is the position of the Brampton Heritage Board that the request from the applicants for a variance to construct a garage is not minor in nature; and,

Whereas, notwithstanding that the subject property is designated under Part IV of the Ontario Heritage Act and as such is not subject to the heritage permit process, the Brampton Heritage Board is concerned that the requested structure is not in keeping with the spirit of the heritage conservation district in which it is located; and,

Whereas the Brampton Heritage Board is concerned that the applicants have not responded in good faith to requests from the City with respect to alterations made to a component of their property which is cited under the reasons for designation;

Therefore Be It Resolved that the Brampton Heritage Board requests that this application be deferred to allow the Churchville Heritage Committee to review the application and comment on it.

HB095-2003      That the copy of the correspondence to Mayor S. Fennell, from Dr. Gordon Chong, Chair, GO Transit, dated May 29, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **RESPONSE TO MAYOR FENNELL'S LETTER OF APRIL 29, 2003 – USE OF CPR TRAIN STATION FOR NEW MOUNT PLEASANT GO STATION** (File G33CP) be received.

HB096-2003      That the copy of the correspondence from J. Corbett, Acting Commissioner, Planning, Design and Development, to Mr. R.K. Bell, Real Estate Area Manager, Shell Canada Products, dated May 30, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **LUNDY HOUSE – 1047 HIGHWAY 7 WEST – WARD 6 – POSSIBLE INCORPORATION OF HOUSE INTO THE DEVELOPMENT SITE LOCATED AT THE SOUTHEAST CORNER OF CHINGUACOUSY ROAD AND HIGHWAY 7** (File G33) be received.

HB097-2003      That the correspondence (e-mail) from the Ontario Historical Society, dated May 27, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **ONTARIO HERITAGE DIRECTORY** (File G33) be received; and,

That one copy of the Ontario Heritage Directory be purchased as a reference guide for the Brampton Heritage Board and associated City of Brampton staff at a total cost of \$14.84, to include shipping and handling charges and applicable taxes.

HB098-2003      That the copy of the correspondence from L. McGinn, Manager of Plans and Permits, Planning, Design and Development, to Mr. Hoa Van Le, 1386140 Ontario Limited, dated June 13, 2003, to the Brampton Heritage Board Meeting of June 17, 2003, re: **REVOCATION OF BUILDING PERMIT FOR BACK-LIT NEON SIGNS ON THE FRONT AND BACK WALLS FOR THE O'MALLEY'S ESTABLISHMENT WITHIN THE DOMINION BUILDING, A DESIGNATED PROPERTY LOCATED AT 8 QUEEN STREET EAST, BRAMPTON** (File G33) be received.

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HB099-2003      That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 23, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

L 2.      **FLOWER CITY STRATEGY COMMITTEE – nil**

L 3.      **EDUCATION LIAISON COMMITTEE MINUTES – nil**

**M.      OTHER/NEW BUSINESS**

**MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**

M 1.      Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated July 7, 2003, re: **STATUS REPORT – SPRINGDALE CAP ONTARIO MUNICIPAL BOARD (OMB) DECISION AND HIGHWAY 410 EXTENSION** (File P26S-28).

Discussion took place with respect to the Ontario Municipal Board (OMB) decision on the Springdale Cap and the Highway 410 Extension and its impact on the Humberwest Parkway extension. Staff advised that based on the decision of the OMB the City has the ability to act decisively to acquire the necessary lands to proceed in the near future with the extension of the Humber West Parkway.

A motion was introduced to approve the staff recommendation as amended to direct staff to report to the August 13, 2003, Council Meeting with respect to the status of the contract for the construction of the extension of Highway 410 from Bovaird Drive to Sandalwood Parkway; discussions with MTO, the Region of Peel and the Town of Caledon modifying existing agreements to allow a staged opening of Highway 410 to Mayfield Road.

- PDD254-2003      1.      That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated July 7, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS REPORT – SPRINGDALE CAP ONTARIO MUNICIPAL BOARD (OMB) DECISION AND HIGHWAY 410 EXTENSION** (File P26S-28) be received; and
2.      That City staff continue:
- a.      to expedite the construction of the Sandalwood Parkway extension between Heart Lake Road and Great Lakes Drive in 2003,
  - b.      to assist the Ministry to initiate the recently announced construction of Phase 1B of the Highway 410 extension (from Bovaird Drive to Sandalwood Parkway);
  - c.      to assist/encourage all applicants in Springdale in their efforts to address the other outstanding issues associated with their applications in advance of the scheduling of a Phase 2 OMB hearing, subsequent to a Phase 2 prehearing conference on September 15<sup>th</sup>, 2003;
  - d.      to urge MTO to acquire the necessary properties for Phases 2 and 3 of the Highway 410 extension as soon as possible so that there will not be a delay in the opening of an effective Highway 410 extension in one or two continuous stages to Mayfield Road and/or Highway 10; and
  - e.      to organize appropriate meetings between Caledon, Peel, MTO and Brampton representatives (as per earlier resolutions of June 9<sup>th</sup>, 2003 and June 23<sup>rd</sup>, 2003) to

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secure approval for a staged extension of Highway 410 to Mayfield Road, together with the earliest possible subsequent extension to Highway 10.

3. That the appropriate planning and legal staff be directed to make all necessary preparations for Phase 2 of this Springdale Cap OMB hearing, in conjunction with supporting agencies, in order to defend the City's interests, and particularly to urge that the principles and application of the City's Growth Management Program are appropriately respected; and,
4. That staff report back to the Council Meeting scheduled for August 13, 2003:
  - a. the status of Phase 1B contract advertised on June 25, 2003 for the construction of the Highway 410 extension from Bovaird Drive to Sandalwood Parkway; and
  - b. the status of discussions initiated with Ministry of Transportation, the Region of Peel and the Town of Caledon modifying existing agreements to allow a staged opening of Highway 410 to Mayfield Road.

CARRIED

- \* M 2. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated June 26, 2003, re: **SITE PLAN ACTIVITY SUMMARY FOR THE MONTHS OF MAY AND JUNE 2003** (File P46S1).

PDD255-2003 That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated June 26, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **SITE PLAN ACTIVITY SUMMARY FOR THE MONTHS OF MAY AND JUNE 2003** (File P46S1) be received.

CARRIED

- M 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 25, 2003, re: **RECOMMENDATION REPORT – NAMING OF THE BRAM EAST CORRIDOR (FORMERLY WILLIAMS PARKWAY EXTENSION) – WARD 10** (File T00W1).

A motion was introduced to approve the name "Palleschi Boulevard" for the Bram East Corridor.

Discussion took place with respect to the appropriateness of using the name "Palleschi" for this purpose when it had previously been approved for use with Proposed Plan of Subdivision T-00013B (Highway 7 and The Gore Road Limited – Candevcon Limited) at the north-west corner of Ebenezer Road and The Gore Road (Recommendation PDD282-2002 approved by City Council Resolution C327-2003 on September 30, 2002).

Staff clarified that the name "Palleschi" had been approved for use within the above referenced plan of subdivision; however, it was not used because the road of which it was an extension was named "Don Minaker Drive" when the plan to the south was registered. There was discussion regarding the sensitivity of perhaps changing the name of Don Minaker Drive so that the name Palleschi would be used.

Further discussion took place with respect to the use of the name "Claireville" as it is significant to the area.



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A motion was made to refer the original motion (to approve the name Palleschi Boulevard for the Bram East Corridor) to Council pending clarification from the Legal Services Department regarding the possible implications of using Palleschi Boulevard as a street name in this instance.

A recorded vote was requested on the motion for referral:

ON TAKING A RECORDED VOTE, THE ACTING CITY CLERK NOTED

| <u>YEA</u> | <u>NAY</u> | <u>ABSENT</u>   |
|------------|------------|-----------------|
| Sprovieri  | Callahan   | Bissell         |
|            | DiMarco    | Palleschi       |
|            | Aujla      |                 |
|            | Hutton     |                 |
|            | Jeffrey    |                 |
|            | Metzak     |                 |
|            | Gibson     |                 |
|            | Begley     |                 |
|            | Richards   |                 |
|            | Moore      |                 |
|            | Hames      |                 |
|            | Miles      |                 |
|            | Cowie      |                 |
|            |            | <i>LOST</i>     |
|            |            | <i>1 YEA</i>    |
|            |            | <i>13 NAYS</i>  |
|            |            | <i>2 ABSENT</i> |

A recorded voted was requested on the original motion.

ON TAKING A RECORDED VOTE, THE ACTING CITY CLERK NOTED

| <u>YEA</u> | <u>NAY</u> | <u>ABSENT</u>   |
|------------|------------|-----------------|
| Callahan   | Sprovieri  | Bissell         |
| DiMarco    |            | Palleschi       |
| Aujla      |            |                 |
| Hutton     |            |                 |
| Jeffrey    |            |                 |
| Metzak     |            |                 |
| Gibson     |            |                 |
| Begley     |            |                 |
| Richards   |            |                 |
| Moore      |            |                 |
| Hames      |            |                 |
| Miles      |            |                 |
| Cowie      |            |                 |
|            |            | <i>CARRIED</i>  |
|            |            | <i>13 YEAS</i>  |
|            |            | <i>1 NAY</i>    |
|            |            | <i>2 ABSENT</i> |

The matter was dealt with as follows:

- PDD256-2003    1.    That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated June 25, 2003, , to Planning, Design and Development Committee Meeting of July 14, 2003, re:

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**RECOMMENDATION REPORT – NAMING OF THE BRAM EAST CORRIDOR  
(FORMERLY WILLIAMS PARKWAY EXTENSION) – WARD 10 (File T00W1)**  
be received; and,

2. That the name “Palleschi Boulevard” be approved for the Bram East Corridor.

CARRIED

**N. REFERRED MATTERS**

**\* N 1. LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT  
COMMITTEE**

PDD257-2003 That the list from the Clerk’s Office, to the Planning, Design and Development Committee Meeting of July 14, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O. DEFERRED MATTERS – nil**

**P. CORRESPONDENCE**

**\* P 1. Correspondence from the Region of Peel dated June 5, 2003, re: **WITHDRAWAL OF APPEAL OF BRAMPTON ZONING BY-LAW AMENDMENT 365-2002 – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE, NORTH OF INTERSECTION WITH HIGHWAY 50** (File C12E13.11, P42).**

PDD258-2003 That the correspondence from the Region of Peel dated June 5, 2003, , to Planning, Design and Development Committee Meeting of July 14, 2003, re: **WITHDRAWAL OF APPEAL OF BRAMPTON ZONING BY-LAW AMENDMENT 365-2002 – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE, NORTH OF INTERSECTION WITH HIGHWAY 50** (File C12E13.11, P42) be received.

CARRIED

**\* P 2. Correspondence from the Region of Peel dated June 5, 2003, re: **AUTHORIZATION FOR STAFF TO ATTEND OMB HEARING TO DEFEND REGIONAL OFFICIAL PLAN AND SUPPORT BRAMPTON’S CREDIT VALLEY SECONDARY PLAN OP93-197** (File P26).**

PDD259-2003 That the correspondence from the Region of Peel dated June 5, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **AUTHORIZATION FOR STAFF TO ATTEND OMB HEARING TO DEFEND REGIONAL OFFICIAL PLAN AND SUPPORT BRAMPTON’S CREDIT VALLEY SECONDARY PLAN OP93-197** (File P26) be received.

CARRIED

**\* P 3. Correspondence from the Region of Peel dated June 5, 2003, re: **STATUS UPDATE FOR THE PROPOSED GO TRAIN STATION IN BOLTON** (File)**

**MINUTES**  
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PDD260-2003 That the correspondence from the Region of Peel dated June 5, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **STATUS UPDATE FOR THE PROPOSED GO TRAIN STATION IN BOLTON** (File) be received.

CARRIED

\* P 4. Correspondence from the Region of Peel dated June 25, 2003, re: **REGION OF PEEL OFFICIAL PLAN AMENDMENT - PROPOSING TO CHANGE SCHEDULE G-HIGH ORDER TRANSIT NETWORK (FILE 03-002) – TOWN OF CALEDON – WARDS 4 AND 5** (File)

PDD261-2003 That the correspondence from the Region of Peel dated June 25, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **REGION OF PEEL OFFICIAL PLAN AMENDMENT - PROPOSING TO CHANGE SCHEDULE G-HIGH ORDER TRANSIT NETWORK (FILE 03-002) – TOWN OF CALEDON – WARDS 4 AND 5** (File) be received.

CARRIED

\* P 5. Correspondence from the Region of Peel dated June 26, 2003, re: **COMMENTS ON THE FINAL REPORT OF THE PROVINCIAL ADVISORY COMMITTEE ON WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK.**

PDD262-2003 That the correspondence from the Region of Peel dated June 26, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **COMMENTS ON THE FINAL REPORT OF THE PROVINCIAL ADVISORY COMMITTEE ON WATERSHED BASED SOURCE PROTECTION PLANNING FRAMEWORK** be received; and,

That the resolution of the Region of Peel be endorsed.

CARRIED

\* P 6. Correspondence from the Association of Municipalities of Ontario (AMO) dated June 6, 2003, re: **JOINT RECOMMENDATIONS RE OMB PROCESS AND PROCEDURES (ASSOCIATION OF MUNICIPALITIES OF ONTARIO, ONTARIO PROFESSIONAL PLANNERS INSTITUTE, GREATER TORONTO HOME BUILDERS' ASSOCIATION, TORONTO BOARD OF TRADE, URBAN DEVELOPMENT INSTITUTE/ONTARIO).**

PDD263-2003 That the correspondence from the Association of Municipalities of Ontario (AMO) dated June 6, 2003, to Planning, Design and Development Committee Meeting of July 14, 2003, re: **JOINT RECOMMENDATIONS RE OMB PROCESS AND PROCEDURES (ASSOCIATION OF MUNICIPALITIES OF ONTARIO, ONTARIO PROFESSIONAL PLANNERS INSTITUTE, GREATER TORONTO HOME BUILDERS' ASSOCIATION, TORONTO BOARD OF TRADE, URBAN DEVELOPMENT INSTITUTE/ONTARIO)** be received.

CARRIED

Q. QUESTION PERIOD - nil

R. PUBLIC QUESTION PERIOD - nil

S. ADJOURNMENT

PDD264-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday August 11, 2003 at 7:00 p.m. or at the call of the Chair.

CARRIED



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**AUGUST 11, 2003**

**Members Present:**

City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)  
  
Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4 (arrived at 7:35 p.m.  
other municipal business)  
Regional Councillor G. Miles – Wards 7 and 11  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor B. Callahan – Ward 3 (arrived at 7:35 p.m. other municipal  
business)  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor B. Cowie – Ward 7  
City Councillor P. Richards – Ward 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:**

City Councillor L. Jeffrey – Ward 2 (vacation)

**Staff Present:**

**Planning, Design and Development Department**

J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
R. Bino, Director of Engineering and Development Services  
A. Smith, Manager of Growth Management and Special Policy  
K. Ash, Manager of Development Services  
P. Snape, Manager of Development Services  
A. Taranu, Manager of Design of Public Buildings  
B. Hale, Supervisor, Transportation Planning  
M. Innocente, Development Planner  
P. Cooper, Policy Planner

**Legal Services**

P. Wyger, Commissioner of Legal Services and City Solicitor

**Management and Administrative Services**

L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

**MINUTES**  
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The meeting was called to order at 7:02 p.m., moved into closed session 9:25 p.m. moved back into Open Session at 9:58 p.m. and adjourned at 10:00 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item      Recommendation**

- A.      PDD265-2003      APPROVAL OF AGENDA**
- B.                      CONFLICTS OF INTEREST**
- C.                      CONSENT**
- D1.      PDD266-2003      INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1033803 ONTARIO INC. – 3420 QUEEN STREET EAST – NORTH SIDE OF QUEEN STREET EAST AND WEST OF GOREWAY DRIVE - WARD 10 (File C7E6.29)**
- D2.      PDD267-2003      INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SUSAN K. TAIT INSURANCE AGENCY LIMITED – 12190 HURONTARIO STREET – NORTH WEST CORNER OF HURONTARIO STREET AND COLLINGWOOD AVENUE - WARD 2 (File C1W18.6)**
- D3.      PDD268-2003      INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – KINDWIN DEVELOPMENT CORPORATION – NORTH OF COUNTRYSIDE DRIVE AND EAST OF AIRPORT OF ROAD - WARD 10 (File C7E16.4)**
- E1.      PDD269-2003      RECOMMENDATION REPORT – MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY (File P40MT) (See Item M3).**
- E2.      PDD270-2003      RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10 (File C7E1.14) (See Item F2)**
- E3.      PDD271-2003      RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3 (File C1E5.50) (See Item F3)**
- PDD272-2003      RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3 (File C1E5.49) (See Item F4)**
- PDD273-2003      RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM) (File P75 CE) (See Item H1).**

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- F1. PDD274-2003 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD AND EAST OF AIRPORT ROAD - WARD 10 (File C7E11.9)**
- F2. PDD270-2003 RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10 (File C7E1.14) (See Delegation E2)**
- F3. PDD271-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3 (File C1E5.50) (See Delegation E3)**
- F4. PDD272-2003 RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3 (File C1E5.49) (See Delegation E3)**
- G1. PDD275-2003 RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A57/03 – AN APPEAL BY 1349680 ONTARIO LTD. (O/A WSB PROPERTIES) – 2 MELANIE DRIVE, UNIT 5 – WARD 9 (File A57/03)**
- G2. PDD276-2003 RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A104/03 – AN APPEAL BY THE ESTATE OF JOE RANIERI – 11246 COLERAINE DRIVE – WARD 10 (File A104/03)**
- G3. PDD277-2003 RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A112/03 – AN APPEAL BY MICHAEL HUSH – 21 BROOKDALE CRESCENT – WARD 8 (File A112/03)**
- G4. PDD278-2003 INFORMATION REPORT – OMB DECISION ON AN APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE PARLOUR) – MINOR VARIANCE APPLICATION A20/03 – AN APPEAL BY JOSEPH ALBANESE LTD. – 30 MELANIE DRIVE – WARD 9 (File A20/03)**
- H1. PDD273-2003 RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM) (File P75 CE) (See Delegation E3)**
- H2. PDD279-2003 APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – VASILIOS PAPOUTSIS AND VASSILIKI LIANOS – MARTIN’S BOULEVARD – WARD 6 (File G33 LA)**

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- I1. PDD280-2003 BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2003 (File B11)**
- I2. PDD281-2003 SITING OF ANTENNA TOWERS: PROTOCOL AND GUIDELINES FOR ESTABLISHING WIRELESS TELECOMMUNICATION FACILITIES IN BRAMPTON (File P42GE-1)**
- I3. PDD282-2003 RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INDUSTRIAL ZONES AND GENERAL PROVISIONS FOR INDUSTRIAL ZONES (File P42CO)**
- I4. PDD283-2003 RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS (File P42CO)**
- I5. PDD284-2003 CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INSTITUTIONAL, OPEN SPACE, FLOODPLAIN AND AGRICULTURAL ZONES (File P42CO)**
- I6. PDD285-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 160 JOHN STREET – WARD 3 (File G33-LA)**
- I7. PDD286-2003 APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 40 MCLAUGHLIN ROAD SOUTH – WARD 4 (File G33-LA).**
- J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
- K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
- L. MINUTES**
- M1. PDD287-2003 STATUS REPORT –HIGHWAY 410 EXTENSION (File P26S-28)**
- M2. PDD288-2003 RECOMMENDATION REPORT – PROPOSED CITY-WIDE DEVELOPMENT GUIDELINES (File P03DG)**
- M3. PDD269-2003 RECOMMENDATION REPORT – MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY (File P40MT) (See Delegation E1).**
- M4. PDD289-2003 INFORMATION REPORT – PROPOSED OMNIBUS BY-LAW - EMERGENCY SUPPLIES CONTAINERS (File P42GE)**
- N1. PDD290-2003 LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
- O. DEFERRED MATTERS**
- P. CORRESPONDENCE**
- Q. QUESTION PERIOD**

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**R. PUBLIC QUESTION PERIOD**

**S. PDD291-2003 CLOSED SESSION**

**T. PDD292-2003 ADJOURNMENT**

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City Councillor Gibson, Chair



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**Prior to the commencement of the meeting Committee welcomed Ms. Penny Wyger, Commissioner of Legal of Services and City Solicitor.**

**A. APPROVAL OF THE AGENDA**

PDD265-2003 That the agenda for the Planning, Design and Development Committee Meeting dated August 11, 2003, be amended to add:

Delegations:

E 2. Mr. Maurice Duguay, Commercial Delegate, Real Estate Development, Ultramar, on behalf of the applicant, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10** (File C7E1.14) (See Item F2).

E 3. Mr. Michael Gagnon, GLB Urban Planners Inc., for the following items:

F 3 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3** (File C1E5.50) (See Item F3)

F 4 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3** (File C1E5.49) (See Item F4)

H 1 **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM)** (File P75 CE) (See Item H1).

CARRIED

**B. CONFLICTS OF INTEREST - nil**

**C. CONSENT**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, G1, G2, G3, G4, H2, I1, I3, I4, I5, I6, I7, M1, M4, N1)

**D. PUBLIC MEETING REPORTS**

D 1. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1033803 ONTARIO INC. – 3420 QUEEN STREET EAST – NORTH SIDE OF QUEEN STREET EAST AND WEST OF GOREWAY DRIVE - WARD 10** (File C7E6.29).

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No members of the public were present for this item.

- PDD266-2003
1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated July 21, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1033803 ONTARIO INC. – 3420 QUEEN STREET EAST – NORTH SIDE OF QUEEN STREET EAST AND WEST OF GOREWAY DRIVE - WARD 10** (File C7E6.29) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated July 22, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SUSAN K. TAIT INSURANCE AGENCY LIMITED – 12190 HURONTARIO STREET – NORTH WEST CORNER OF HURONTARIO STREET AND COLLINGWOOD AVENUE - WARD 2** (File C1W18.6).

Correspondence dated August 5, 2003, was received by the City Clerk from Mr. Christopher Wood, 61 Collingwood Avenue, Brampton, indicating that he was opposed to the subject proposal as he was of the opinion that an amendment to the zoning by-law from residential to commercial designation is inconsistent with the neighbourhood. Concerns were also expressed with respect to access to the site and the traffic impact the proposal would have on Collingwood Avenue. A copy of the letter was circulated.

Members of the public present requested a presentation of the proposal but did not wish to speak.

Ms. M. Innocente, Development Planner, gave a presentation and outlined details of the proposal.

- PDD267-2003
1. That the report from K. Ash, Manager of Development Services, and M. Innocente, Development Planner, Planning, Design and Development, dated July 22, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SUSAN K. TAIT INSURANCE AGENCY LIMITED – 12190 HURONTARIO STREET – NORTH WEST CORNER OF HURONTARIO STREET AND COLLINGWOOD AVENUE - WARD 2** (File C1W18.6) be received; and,
  2. That the correspondence from Mr. Christopher Wood, 61 Collingwood Avenue, Brampton, dated August 5, 2003, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SUSAN K. TAIT INSURANCE AGENCY LIMITED – 12190 HURONTARIO STREET – NORTH WEST CORNER OF HURONTARIO STREET AND COLLINGWOOD AVENUE - WARD 2** (File C1W18.6), be received; and,
  3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- D 3. Report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated July 23, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – KINDWIN DEVELOPMENT CORPORATION – NORTH OF COUNTRYSIDE DRIVE AND EAST OF AIRPORT OF ROAD - WARD 10** (File C7E16.4).

No members of the public were present for this item.

- PDD268-2003
1. That the report from P. Snape, Manager of Development Services, and A. Parsons, Development Planner, Planning, Design and Development, dated July 23, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – KINDWIN DEVELOPMENT CORPORATION – NORTH OF COUNTRYSIDE DRIVE AND EAST OF AIRPORT OF ROAD - WARD 10** (File C7E16.4) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

**E. DELEGATIONS**

- E 1. Mr. Silvano Tardella, NAK Designs on behalf of Mattamy Development Co., request dated August 7, 2003, re: **MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY** (File P40MT) (See Item M3).

Mr. John Corbett, Director of Land Development Services advised that staff would be making a presentation regarding this item, which would be followed by a presentation from Mr. Silvano Tardella, NAK Designs on behalf of Mattamy Homes.

Mr. Adrian Smith, Manager of Growth Management and Special Policy, and Mr. Alex Taranu, Manager of Design of Public Buildings gave a slide presentation regarding the opportunities and concepts for the GO Station and Smart Growth Community. They highlighted the following:

- Community Design Principles
  - Planning Context
  - Brampton Smart Growth Solutions
    - Brampton Council has endorsed the Central Ontario Smart Growth Panel Strategic Objectives
    - Smart Growth principles are embedded in a number of ongoing City of Brampton strategic initiatives
  - Strategic Vision
  - Current Recommendations
  - Relevant City Wide Initiatives
  - Design Context
  - Principles of Transit Oriented Development (TOD)
  - Case Studies, Forest Hill Gardens, New York
  - Design Principles
  - Constraints and Opportunities
  - Community Design Objectives

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- Mount Pleasant GO Station Precinct Design Principles
- Specific Recommendations for Phase 1 GO Station

Mr. Silvano Tardella, NAK Designs on behalf of Mattamy Homes, gave a slide presentation highlighting Mount Pleasant Village Preliminary Community Concept Plans:

- Introduction of Mount Pleasant Village as “A Model Smart Growth Community”
  - West Brampton represents unparalleled opportunity for Smart Growth
  - A Community Based On and includes:
    - Neighbourhoods with central amenities and a mix of uses with opportunities for higher densities
    - Efficient use of existing services
  - Incorporates “Smart Growth” Principles
  - Mount Pleasant Village – Urban Core
  - 3 Preliminary Community Concept Plans
  - Structuring Elements
  - A – Main Street North / Flowertown
  - B –The New Brampton
  - C – Olde Town
  - Conclusion of Mount Pleasant Village

Staff responded to questions and comments which included the following:

- The presence of the heritage component within the plan
- Retaining the Flower Town
- The balance between the development of employment lands and residential growth
- Land use and community design
- Financial impact study

Members expressed their thanks to staff, and indicated that they were pleased with the comprehensiveness of the report.

Item M3 was brought forward and dealt with at this time.

- PDD269-2003
1. That the report from A. Smith, Manager of Growth Management and Special Policy and H. Zbogor, Policy Planner, Planning, Design and Development, dated August 3, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY** (File P40MT) be received; and,
  2. That the delegation of Mr. Silvano Tardella, NAK Designs on behalf of Mattamy Development Co., to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY** (File P40MT), be received; and,
  3. That the following specific recommendations be provided to GO Transit as the City’s formal input into this stage of the Mount Pleasant GO Station Environmental Assessment:
    - a) The current design limits potential short term utilization of the Station by local Brampton Transit and significantly restricts future service expansion plans for the surrounding community. The design and layout of the site should be expanded and revised to accommodate local transit by providing approximately 4 bus bays and transit driver amenities allocated for local transit in the Phase 1 development.

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- b) Access should be provided as follows requiring reconfiguration of the proposed layout:
    - Full access will be acceptable only at the west end of the current site as a signalized intersection and will include access to the new community being planned to the south.
    - Easterly access should be right in/right out only.
    - Provision should be made for access to the ultimate station facility from realigned Creditview Rd.
    - Strong vehicular and pedestrian access should be accommodated from the Credit Valley Secondary Plan lands to the south.
  - c) The development should incorporate materials from the historic Brampton Canadian Pacific Railway Station in the proposed station building; alternatively, a temporary station/ticket kiosk could be constructed in Phase 1 and replaced as part of future phases of station development.
  - d) The location of the proposed station building, platform and tunnel appears to be related to a potential local transit turn around at the end of Old Creditview. The Phase 1 site should be designed to protect opportunity for transit oriented development to the north of the tracks and a centrally located terminal focus further to the west of the currently proposed location.
  - e) In the event the tunnel provided in Phase 1 is not located in the preferred location, strong commitment should be provided to construct a 2nd tunnel when required, including any pre-construction deemed prudent as part of the Phase 1 works.
  - f) Given the above, the Phase 1 site should be expanded by approximately 3 acres and the pedestrian tunnel/platform/ticket office/bus loop/kiss and ride should be located further to the west.
4. That City staff be authorized to work towards achieving the foregoing recommendations, in co-operation with GO Transit and Mattamy Homes (owner of the lands abutting the current GO property) with a primary objective of maximizing opportunity for achieving the strategic vision for the area while minimizing impacts on targeted timelines for the Phase 1 station construction;
5. That this report be forwarded to GO Transit, Mattamy Homes and the Region of Peel.

CARRIED

E 2. Delegation, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10** (File C7E1.14) (See Item F2).

- 1. Mr. Michael Kovacevic, Goodman and Carr, on behalf of Gamma Dynacare Medical Laboratories and Locher Evers International
- 2. Mr. Maurice Duguay, Commercial Delegate, Real Estate Development, Ultramar on behalf of the applicant

A motion was introduced to approve the staff recommendation as amended to include an additional condition that the applicant shall submit a site plan which shall include all road improvements necessary by the City and that any additional traffic controls required for the intersection of Midair Court and Intermodal Drive will be addressed by the City.

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Mr. Michael Kovacevic, Goodman and Carr, on behalf of Gamma Dynacare Medical Laboratories and Locher Evers International, indicated that he is still opposed to the proposed use of the subject property as a truck fuelling station. He advised that his concerns as expressed at the public meeting stage of the application remain the same and stressed that the widening of the road and the traffic impact at the intersection of Intermodal Drive and Midair Court should be addressed. He requested that traffic lights or four way STOP signs at the intersection be installed at the same time as the development takes place.

Mr. Maurice Duguay, Commercial Delegate, Real Estate Development, Ultramar on behalf of the applicant, advised that the site will be used as a truck fuelling station and that no additional trucking services will be provided other than what is allowed by the by-law.

Discussion took place and included the need for traffic signals and widening of the road at the subject intersection. Staff advised that the concerns raised by Mr. Kovacevic will be looked at and added that the motion that was introduced will address all concerns prior to the by-law being adopted.

Item F2 was brought forward and dealt with at this time and motion referenced above was voted on as follows.

- PDD270-2003
1. That the report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated July 7, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10** (File C7E1.14) be received; and,
  2. That the delegations, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10** (File C7E1.14) be received;
    1. Mr. Michael Kovacevic, Goodman and Carr, on behalf of Gamma Dynacare Medical Laboratories and Locher Evers International
    2. Mr. Maurice Duguay, Commercial Delegate, Real Estate Development, Ultramar on behalf of the applicant,
  3. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
    - (1) That the Gore Industrial South Secondary Plan be amended to permit a truck fueling station. In particular, the lands located at the south-east corner of Intermodal Drive and Midair Court, designated for “Industrial”, be re-designated to “Highway Commercial” to permit an automotive fueling station and associated accessory uses to the automotive fueling station.
    - (2) The subject site be rezoned from Industrial Three Section 550 (M3 – Section 550 to a Highway Commercial Zone with a special section, with the following uses:
      - (a) shall only be used for the following purposes:
        - i. a truck fueling station;
        - ii. a weigh scale;
        - iii. a service station;

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- iv. a motor vehicle washing establishment; and
- v. only in conjunction with a gas bar or service station, a convenience store having no outside storage.

Requirements and Restrictions

- (b) shall be subject to the following requirements and restrictions:
    - (1) A minimum landscaped open space width of 10.0 metres along Intermodal Drive, and Midair Court, except at approved access points.
    - (2) All garbage and refuse storage, including any containers for recyclable materials shall be enclosed.
  - (c) shall be subject to requirements and restrictions relating to the HC2 Zone, and all general provisions of this by-law, which are not in conflict with the ones set out in section (b).
4. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
  - (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws.
  - (c) The applicant shall provide 2 % cash-in-lieu of parkland dedication for the proposed development, in accordance with the Planning Act and City policy.
  - (d) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
  - (e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
  - (f) The applicant/owner shall install and maintain at his own expense, a chain link fence of minimum 1.83 metre height along the mutual property line.
  - (g) The applicant shall provide fencing in locations and design to the satisfaction of the Commissioner of Planning, Design and Development.
- 5) That prior to the enactment of the official plan and zoning by-law the applicant shall agree to submit to the satisfaction of the Commissioner of Planning, Design and Development, a site plan which shall include any and all road improvements which maybe deemed necessary by the City. Such improvements may include but not be limited to pavement widenings, pavement marking modifications, intersection and radius improvements etc. Further, any additional traffic controls required for the intersection of Midair Court and Intermodal Drive will be addressed by the City; and,

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- 6) That the decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- E 3. Delegation: Mr. Michael Gagnon, GLB Urban Planners Inc., was present for the following items:

**Item F 3 - RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3 (File C1E5.50) (See Item F3)**

**Item F 4 - RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3 (File C1E5.49) (See Item F4)**

**Item H 1 - RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM) (File P75 CE) (See Item H1).**

Committee discussion took place with respect to the subject reports and included the following:

- Whether the proposed developments are intended for adults only or families
- The need for a play area for children
- Whether proposals are for high density or high rise development
- Both phases of development should be for stacked townhouses with a minimum of four storeys in order to qualify for incentive grant
- Marketing problems
- Emphasis is to stimulate growth in the downtown with affordable housing
- Possible removal of incentive program for the 29 freehold townhouses in Phase 1
- Possible mixed-use designation for the site
- Inclusion of town houses should be supported as taxes to be collected from this development would be significant
- Existing infrastructure
- The removal of the John Street project from the incentive program
- Development should be high quality homes
- Access and safety and issues
- Cost of proposed housing

Mr. Michael Gagnon, GLB Urban Planners Inc. responded to questions and comments and advised that the removal of the incentive grant program on the freehold townhouses would have a negative impact on his clients as the project is considered to be a package deal. With respect to the possibility of a mixed-use zoning designation for the site, Mr. Gagnon indicated that there was no potential for retail component with stacked townhouses.

Staff responded to questions and comments raised by Committee with respect to the zoning designation, quality of the homes that are proposed for the subject sites, the type of community that are being catered for, density and safety issues.

Item F3 was brought forward and dealt with at this time.



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The following motion was considered:

- PDD271-2003
1. That the report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re:  
**RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3** (File C1E5.50) be received; and
  2. That the delegation of Mr. Michael Gagnon, GLB Urban Planners Inc., to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3** (File C1E5.50) be received; and,
  3. That the Queen Street Corridor Secondary Plan shall be amended to specify for the Phase 1 lands that uses “need not be managed as a unit”.
  4. That prior to the enactment of the Zoning By-law the applicant shall prepare a preliminary community information map of the development to be posted in a prominent location in the sales office where townhouse units are being sold. The map shall contain the applicable information prescribed by the City of Brampton for residential plans as it pertains to the Sales Office Community Information Maps.
  5. That prior to the enactment of the zoning by-law, the applicant shall submit an Urban Design brief outlining the design elements of this proposal to the satisfaction of the Commissioner of Planning, Design and Development. The applicant shall also agree to implement the approved guidelines.
  6. That prior to the enactment of the Zoning By-law, the applicant shall submit for approval by the City a Traffic Impact Study and shall agree to implement the recommendations of the approved study. In this regard, changes to the proposal, which may include the realignment of roads and townhouse blocks, may be required.
  7. That prior to the enactment of the Zoning By-law, the Traffic Impact Study must be completed to the satisfaction of the City to address access issues.
  8. That prior to the enactment of the zoning by-law, the applicant shall supply to the City’s Legal Services Department documentation certifying ownership or control of the subject properties. The applicant shall also make satisfactory arrangements for the acquisition process of the applicable portions of the John Street road allowance to the satisfaction of the Commissioner of Legal Services and City Solicitor.
  9. That prior to the enactment of the Zoning By-law, the applicant shall enter into an agreement with the City, which shall include:
    - 9.1 Prior to the issuance of a building permit, a site development plan, landscaping grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the city’s site plan review process,

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- 9.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws,
- 9.3 The applicant shall grant all easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities,
- 9.4 The applicant shall provide on-site litter pick-up service, which shall clear litter from the site at least twice a week,
- 9.5 The applicant shall provide cash-in-lieu of parkland dedication in accordance with City policy,
- 9.6 The applicant shall provide, prior to site plan approval, a water, storm drainage and servicing study, to the satisfaction of the City of Brampton and the Region of Peel, to evaluate any new servicing requirements or easement relocation,
- 9.7 The applicant shall to erect and maintain information signs at all major entrances to the proposed development advising the following: “Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.” These signs, shall be to the Dufferin-Peel Catholic District School Board’s specifications, at locations determined by the Board and erected prior to registration,
- 9.8 The applicant shall agree in the Servicing Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
- “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
- “That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the board.”
- 9.9 The applicant shall implement, to the satisfaction of the Commissioner of Planning, Design and Development, the approved Urban Design brief for this proposal. The brief shall include a requirement that units along Queen Street shall be orientated to Queen Street and have frontage appearance.
- 9.10 The applicant shall agree, to the satisfaction of the City, to make any modifications or changes to the proposal resulting from comments received from other departments and external agencies.
10. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following:
- (1) The subject site be rezoned from General Commercial – Section 403 to a R3B “Special Section with the following provisions”
- (a) shall only be used for the following purposes:

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- (1) a street townhouse dwelling; and,
  - (2) purposes accessory to the other permitted purposes.
- (b) shall be subject to the following requirements and restrictions:
  - (1) Minimum Lot Area: 135 square metres;
  - (2) Minimum Lot Width: 4.5 metres;
  - (3) Minimum Dwelling Unit Width: 4.5 metres;
  - (4) Minimum Lot Depth: 27.5 metres;
  - (5) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
  - (6) Minimum Rear Yard Depth: 7.0 metres;
  - (7) Minimum Exterior Side Yard Width: 3.0 metres;
  - (8) Minimum Interior Side Yard Width:  
1.8 metres, except along the common wall lot line where the setback may be 0 metres;
  - (9) Maximum Building Height: 3 storeys;
  - (10) Maximum Lot Coverage by Main Building: none;
  - (11) Minimum Landscaped Open Space:  
Notwithstanding the minimum landscaped open space requirement, the maximum driveway width shall be 2.8 metres,
  - (12) Minimum Distance Between Buildings: none;
  - (13) No more than 9 dwelling units shall be attached;
  - (14) The following provisions shall apply to garages:
    - (a) maximum garage door width: 2.6 metres;
    - (b) the garage shall not project beyond the front wall of the dwelling unit;
  - (15) Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection ;

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11. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

Item F4 was brought forward and dealt with at this time.

A motion was introduced to approve the staff recommendation as amended to provide that an area be reserved for a future amenity area to be determined by the future occupants of the subject property.

- PDD272-2003
1. That the report from D. Waters, Manager of Land Use Policy and P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3** (File C1E5.49) be received; and
  2. That the delegation of Mr. Michael Gagnon, GLB Urban Planners Inc., to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3** (File C1E5.49) be received; and,
  3. That prior to the enactment of the Zoning By-law the applicant shall prepare a preliminary community information map of the development to be posted in a prominent location in the sales office where townhouse units are being sold. The map shall contain the applicable information prescribed within the City of Brampton for residential plans as it pertains to the Sales Office Community Information Maps.
  4. That prior to the enactment of the zoning by-law, the applicant shall submit an Urban Design brief outlining the design elements of this proposal to the satisfaction of the Commissioner of Planning, Design and Development. The applicant shall also agree to implement the approved guidelines.
  5. That prior to the enactment of the Zoning By-law, the applicant shall submit for approval by the City a Traffic Impact Study and shall agree to implement the recommendations of the approved study. In this regard, changes to the proposal which may include the realignment of roads and townhouse blocks, may be required.
  6. That prior to the enactment of the Zoning By-law the Traffic Impact Study must be completed to the satisfaction of the City to address access issues.
  7. That prior to the enactment of the zoning by-law, the applicant shall supply to the City's Legal Department documentation certifying ownership or control of the subject properties. The applicant shall also make satisfactory arrangements for the acquisition process of the applicable portions of the John Street road allowance to the satisfaction of the Commissioner of Legal Services.
  8. That prior to the enactment of the Zoning By-law, the applicant shall enter into an agreement with the City, which shall include:

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- 8.1 Prior to the issuance of a building permit, a site development plan, landscaping grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the city's site plan review process,
- 8.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws,
- 8.3 The applicant shall grant all easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities,
- 8.4 The applicant shall provide on-site litter pick-up service, which shall clear litter from the site at least twice a week;
- 8.5 The applicant shall provide cash-in-lieu of parkland dedication in accordance with City policy,
- 8.6 The applicant shall provide, prior to site plan approval, a water, storm drainage and servicing study, to the satisfaction of the City of Brampton and the Region of Peel, to evaluate any new servicing requirements or easement relocation,
- 8.7 The applicant shall to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration,
- 8.8 The applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
- "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
- "That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the board."
- 8.9 The applicant shall agree to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated elsewhere." These signs shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined

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- 8.10 The applicant shall implement, to the satisfaction of the City, the approved Urban Design brief for this proposal. The guidelines shall include a requirement that units along Queen Street shall be orientated to Queen Street and have frontage appearance.
- 8.11 The applicant shall agree, to the satisfaction of the City, to make any modifications or changes to the proposal resulting from comments received from other departments and external agencies
9. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following:
- 1) The subject site be rezoned from General Commercial- Section 403 to a R4A "Special Section with the following provisions":
- a) shall only be used for the following purposes:
- 1) a multiple family dwelling;
- 2) purposes accessory to the other permitted purposes.
- b) shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Width: 84 metres;
- 2) Minimum Front Yard Depth: 5.4 metres;
- 3) Minimum Exterior Side Yard Width: 5.0 metres;
- 4) Minimum Interior Side Yard Width: 2.4 metres
- 5) Minimum Rear Yard Depth: 7.0 metres;
- 6) Maximum Building Height: 4 storeys;
- 7) Maximum Lot Coverage: 45%
- 8) Minimum Landscaped Open Space: 35%
- 9) Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stair risers permitted to project beyond the maximum porch and balcony projection;
- 10) Parking: A minimum of 1 parking space for each dwelling unit, plus 0.17 visitor/recreation spaces per dwelling unit.
10. The applicant shall dedicate, gratuitously, sufficient lands, free of all encumbrances, as follows:
- (i) lands necessary to accommodate an ultimate 44 metre (22 metre from the center line) right-of-way along Queen Street East to a point 100 metres west of the ultimate Kennedy Road street line, then tapering westerly over a distance of 100 metres to a 36 metre (18 metre to the center line) right-of-way.

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11. The applicant shall agree to reimburse the City for any costs associated with the pavement marking modifications that may be required on Queen Street East.
12. All garbage shall be fully enclosed within a building or structure.
13. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation; and,
14. That an area be reserved for a future amenity area to be determined by the future occupants of the subject property.

CARRIED

Item H1 was brought forward and dealt with at this time.

A motion was introduced to approved the staff recommendation as amended to provide that the John Street development project be put back on the list for the Development Incentive Grant Program.

- PDD273-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM)** (File P75 CE) be received; and,
  2. That the delegation of Mr. Michael Gagnon, GLB Urban Planners Inc., to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM)** (File P75 CE) be received; and,
  3. That the following amendments to Section 6.2.3 of the Community Improvement Plan be approved:
    - a) Section 6.2.3(2): This program will be in effect for four (4) years from the date of approval of this Plan by the Minister of Municipal Affair, which was July 17, 2000.
    - b) Section 6.2.3 (13): An applicant may reapply twice for an allocation of units if it can be demonstrated to the City of Brampton that reasonable efforts are being made to advance the project through the municipal approvals process.

And, whereas there is merit in including townhouses as an eligible form of development in the Development Incentive Grant Program for the Queen Street Corridor Secondary Plan area, that the following amendments to 6.2.3 of the Community Improvement Plan be approved:

- c) Section 6.2.3 (14): That townhouses be considered an eligible form of development within the Queen Street Corridor Secondary Plan only for the proposal by Asta Developers (Ontario) Inc. and Urban Renaissance Inc., located south of Queen Street East and west of Kennedy Road South and known municipally as 201, 203 and 209 Queen Street East, 218, 220, 221, 223 and 225 John Street and 34, 36, 38, 40 and 42 Hillcrest Avenue.

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4. That the Ministry of Municipal Affairs and Housing be requested to approve amending the Central Area Community Improvement Plan by revising Section 6.2.3(2) and adding Sections 6.2.3(13) and 6.2.3(14) as discussed herein;
5. That the City Clerk forward a copy of this report and Council resolution to the Ministry of Municipal Affairs and Housing, Municipal Services Office, Central Region;
6. That following receipt of approval from the Ministry of Municipal Affairs and Housing, the City Treasurer be authorized to establish a reserve fund for the Development Incentive Grant Program of the Central Area Community Improvement Plan; and,
7. That upon approval, the funding requirements under the “Progressive Alternative” scenario be brought forward in the 2004 budget submission.
8. That the John Street development project be put back on the list as qualifying for the Development Incentive Grant Program.

CARRIED

**F. DEVELOPMENT TEAM REPORTS**

- \* F 1. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated July 21, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD AND EAST OF AIRPORT ROAD - WARD 10** (File C7E11.9).
- PDD274-2003
1. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated July 21, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (ESTATE OF J. E. COTTRELLE) – NORTH OF CASTLEMORE ROAD AND EAST OF AIRPORT ROAD - WARD 10** (File C7E11.9) be received; and
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to issuance of draft plan approval, the Functional Servicing Study shall be approved by the City. This Study shall confirm that the size of stormwater Block 4 is sufficient.
  4. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  5. That prior to the issuance of draft plan approval the stormwater management report be approved by the City and the Toronto and Region Conservation Authority;



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6. That prior to the issuance of draft plan approval, a Geotechnical Report shall be approved by the City and the Toronto and Region Conservation Authority and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
7. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
9. That prior to draft plan approval arrangements shall be made, satisfactory to the City in consultation with the Dufferin Peel Catholic District School Board, that an elementary school site necessary to serve the Vales of Castlemore Secondary Plan is secured;
10. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
11. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
12. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - 1) any necessary red-line revisions to the draft plan identified by staff;
  - 2) the applicant shall provide a Class I (Off Road) pathways within Open Space Blocks 5 and 6 in accordance with the City's Pathways initiative;
  - 3) a planting plan for the storm water management Block 4 shall be designed in accordance with the City's Flower City Strategy; and
  - 4) all other conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
13. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

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- F 2. Report from K. Ash, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated July 7, 2003, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAGAR AGGARWAL – SOUTH EAST CORNER OF INTERMODAL DRIVE AND MIDAIR COURT -WARD 10** (File C7E1.14) (See Delegation E2).

**DEALT WITH UNDER DELEGATION E 2, RECOMMENDATION PDD270-2003**

- F 3. Report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – PHASE 1 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 201 AND 203 QUEEN STREET EAST, 218 AND 220 JOHN STREET, AND 34, 36, 38, 40 & 42 HILLCREST AVENUE – WARD 3** (File C1E5.50).

**DEALT WITH UNDER DELEGATION E 3, RECOMMENDATION PDD271-2003**

- F 4. Report from P. Snape, Manager of Development Services and P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – PHASE 2 - ASTA DEVELOPERS (ONTARIO) INC. AND URBAN RENAISSANCE INC. – 209 QUEEN STREET EAST, AND 221, 223 & 225 JOHN STREET – WARD 3** (File C1E5.49).

**DEALT WITH UNDER DELEGATION E 3, RECOMMENDATION PDD272-2003**

**G. COMMITTEE OF ADJUSTMENT REPORTS**

- \* G 1. Report from P. Snape, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated August 11, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A57/03 – AN APPEAL BY 1349680 ONTARIO LTD. (O/A WSB PROPERTIES) – 2 MELANIE DRIVE, UNIT 5 – WARD 9** (File A57/03).
- PDD275-2003 1. That the report from P. Snape, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated August 11, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A57/03 – AN APPEAL BY 1349680 ONTARIO LTD. (O/A WSB PROPERTIES) – 2 MELANIE DRIVE, UNIT 5 – WARD 9** (File A57/03) be received; and,
2. That staff be directed to attend the August 25, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

- \* G 2. Report from P. Snape, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated July 15, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A104/03 – AN APPEAL BY THE ESTATE OF JOE RANIERI – 11246 COLERAINE DRIVE – WARD 10** (File A104/03).

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- PDD276-2003    1.      That the report from P. Snape, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated July 15, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A104/03 – AN APPEAL BY THE ESTATE OF JOE RANIERI – 11246 COLERAINE DRIVE – WARD 10** (File A104/03) be received; and,
2.      That staff be directed to attend the September 8, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

- \*      G 3.      Report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A112/03 – AN APPEAL BY MICHAEL HUSH – 21 BROOKDALE CRESCENT – WARD 8** (File A112/03).

- PDD277-2003    1.      That the report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – TO SUPPORT COMMITTEE OF ADJUSTMENT DECISION TO REFUSE MINOR VARIANCE APPLICATION A112/03 – AN APPEAL BY MICHAEL HUSH – 21 BROOKDALE CRESCENT – WARD 8** (File A112/03) be received; and,
2.      That staff be directed to attend the September 9, 2003 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

- \*      G 4.      Report from P. Snape, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated July 29, 2003, re: **INFORMATION REPORT – OMB DECISION ON AN APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE PARLOUR) – MINOR VARIANCE APPLICATION A20/03 – AN APPEAL BY JOSEPH ALBANESE LTD. – 30 MELANIE DRIVE – WARD 9** (File A20/03).

- PDD278-2003    That the report from P. Snape, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated July 29, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **INFORMATION REPORT – OMB DECISION ON AN APPEAL OF COMMITTEE OF ADJUSTMENT DECISION TO REFUSE A PERSONAL SERVICE USE (MASSAGE PARLOUR) – MINOR VARIANCE APPLICATION A20/03 – AN APPEAL BY JOSEPH ALBANESE LTD. – 30 MELANIE DRIVE – WARD 9** (File A20/03) be received.

CARRIED

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**H. POLICY PLANNING REPORTS**

- H 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated July 24, 2003, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (DEVELOPMENT INCENTIVE GRANT PROGRAM)** (File P75 CE).

**DEALT WITH UNDER DELEGATION E 3, RECOMMENDATION PDD273-2003**

- \* H 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 24, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – VASILIOS PAPOUTSIS AND VASSILIKI LIANOS – MARTIN’S BOULEVARD – WARD 6** (File G33 LA).

- PDD279-2003 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 24, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – VASILIOS PAPOUTSIS AND VASSILIKI LIANOS – MARTIN’S BOULEVARD – WARD 6** (File G33 LA) be received; and,
2. That a Heritage Permit for the construction of a single detached dwelling on the lot described as Lot 48-50 and Part Lot 51, Plan 314, designated as Part 2, Plan 43R-27077 be approved, based on the Heritage Permit application submitted by Vasilios Papoutsis and Vassiliki Lianos Antonio, and subject to the following conditions:
- Garage to be located on the east side of the house as opposed to the west as shown on the elevation drawings;
  - Cladding to be horizontal siding, either Handiplank or Caraxel, sandstone in colour with white trim;
  - Roof to be black asphalt shingles; and
  - Continuous porch roof with scalloped details to minimize apparent garage location.

CARRIED

**I. BUILDING AND ZONING REPORTS**

- \* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 17, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2003** (File B11).

- PDD280-2003 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 17, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2003** (File B11) be received.

CARRIED

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- I 2. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 25, 2003, re: **SITING OF ANTENNA TOWERS: PROTOCOL AND GUIDELINES FOR ESTABLISHING WIRELESS TELECOMMUNICATION FACILITIES IN BRAMPTON** (File P42GE-1).

- PDD281-2003 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 25, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **SITING OF ANTENNA TOWERS: PROTOCOL AND GUIDELINES FOR ESTABLISHING WIRELESS TELECOMMUNICATION FACILITIES IN BRAMPTON** (File P42GE-1) be received; and
2. That staff be authorized to forward the report to Industry Canada for input to their Policy Review and to participate in further consultation activities in this regard.

CARRIED

- \* I 3. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 16, 2003, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INDUSTRIAL ZONES AND GENERAL PROVISIONS FOR INDUSTRIAL ZONES** (File P42CO).

- PDD282-2003 1. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 16, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INDUSTRIAL ZONES AND GENERAL PROVISIONS FOR INDUSTRIAL ZONES** (File P42CO) be received; and,
2. That staff be authorized to present appropriate by-law amendment with respect to Industrial Zones for Council's consideration.

CARRIED

- \* I 4. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 21, 2003, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO).

- PDD283-2003 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 21, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ABOVE GRADE SIDE ENTRANCES TO RESIDENTIAL DWELLINGS** (File P42CO) be received; and,
2. That staff be authorized to present an appropriate by-law amendment with respect to Above Grade Side Entrances to Residential Dwellings for Council's consideration.

CARRIED

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- \* I 5. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 18, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INSTITUTIONAL, OPEN SPACE, FLOODPLAIN AND AGRICULTURAL ZONES** (File P42CO).

- PDD284-2003 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated July 18, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS FOR INSTITUTIONAL, OPEN SPACE, FLOODPLAIN AND AGRICULTURAL ZONES** (File P42CO) be received; and,
2. That, subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend City zoning by-laws with respect to Institutional, Open Space, Floodplain and Agricultural Zones.

CARRIED

- \* I 6. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 17, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 160 JOHN STREET – WARD 3** (File G33-LA).

- PDD285-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 17, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 160 JOHN STREET – WARD 3** (File G33-LA) be received; and,
2. That the application for a permit to demolish the residential property located at 160 John Street be approved.

CARRIED

- \* I 7. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 28, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 40 MCLAUGHLIN ROAD SOUTH – WARD 4** (File G33-LA).

- PDD286-2003 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 28, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 40 MCLAUGHLIN ROAD SOUTH – WARD 4** (File G33-LA).
2. That the application for a permit to demolish the residential property located at 40 McLaughlin Road South be approved.

CARRIED

**J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil**

**K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil**

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**L. MINUTES**

- L 1. **BRAMPTON HERITAGE BOARD MINUTES –nil**
- L 2. **FLOWER CITY STRATEGY COMMITTEE – nil**
- L 3. **EDUCATION LIAISON COMMITTEE MINUTES – nil**

**M. OTHER/NEW BUSINESS**

**MONTHLY UPDATE – STATUS OF HIGHWAY 410 EXTENSION**

- \* M 1. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated July 24, 2003, re: **STATUS REPORT –HIGHWAY 410 EXTENSION** (File P26S-28).
- PDD287-2003 That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated July 24, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **STATUS REPORT –HIGHWAY 410 EXTENSION** (File P26S-28) be received.

CARRIED

- M 2. Report from K. Ash, Manager of Development Services, and B. Smith, Supervisor of Open Space Planning, Planning, Design and Development, dated July 17, 2003, re: **RECOMMENDATION REPORT – PROPOSED CITY-WIDE DEVELOPMENT GUIDELINES** (File P03DG).

No presentation was made for this item as indicated on the agenda. Staff were requested to schedule a presentation for Council in September this year.

Committee discussion included the following:

- Transit and transportation issues
- Clustering of amenities in neighbourhoods
- Retaining the Flower City image
- Creating Safer and friendlier neighbourhoods

Staff responded to comments and indicated that amendments to the Development Design Guidelines can be made when necessary.

The following motion was considered.

- PDD288-2003 1. That the report from K. Ash, Manager of Development Services, and B. Smith, Supervisor of Open Space Planning, Planning, Design and Development, dated July 17, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **RECOMMENDATION REPORT – PROPOSED CITY-WIDE DEVELOPMENT GUIDELINES** (File P03DG) be received; and that a presentation of the Development Design Guidelines be made at a Council meeting in September, 2003; and,

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2. That the City-wide Development Design Guidelines be adopted to guide development and the planning of Brampton's communities in a manner that promotes the City of Brampton's vision and civic design objectives;
3. That staff be directed to begin implementing the Guidelines for all new development applications which are received on and after August 14, 2003;
4. That the following detailed residential development standards be applied to any new applications submitted to the City commencing on August 14, 2003:
  - a) minimum front yard setback to main building face: 4.5 metres
  - b) minimum front yard setback to a garage face: 6.0 metres
  - c) maximum porch and bay window projections: 1.8 metres into rear, exterior side yard and front yard setback
  - d) minimum exterior side yard setback: 4.5 metres for all single detached dwellings  
3.0 metres for semi-detached and street townhouses
  - e) minimum rear yard depth: 7.5 metres
  - f) minimum lot area (single detached): 270 square metres and no more than 10% of single detached dwellings in any individual plan of subdivision shall have a lot area of less than 270 square metres with a minimum lot width of 9.0 metres. Such lot modules shall not compromise the 60% structurally detached requirement for subdivisions.
  - g) minimum unit width for semi-detached and street townhouses: 6.0 metres
  - h) minimum side yard setbacks: 1.2 metres and 0.6 metres for lot widths less than 12.5 metres  
  
1.2 metres and 1.2 metres for lot widths 12.5 metres and greater
  - i) a garage shall not be permitted facing the exterior side yard lot line
  - j) for lot widths less than 15.0 metres a maximum garage projection of 1.5 metres beyond the front wall of a dwelling shall be permitted



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- k) for lot widths of 15.0 metres and greater, no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.
- l) the following provisions shall apply to garages for single detached dwellings:

| Lot Width          | Maximum Garage Size (metres)                           |          |
|--------------------|--|----------|
|                    | Door   | Interior |
| <10.4 m            | 3.7 m  | 4.3m     |
| 10.4 but <11.6m    | 4.6m   | 5.2m     |
| 11.6m but < 12.5 m | 5.0m   | 5.6m     |
| 12.5m but < 14.0m  | 5.5m   | 6.1m     |
| >14.0m             | Maximum interior garage width = 50% of the house width |          |

- m) the following provisions shall apply to garages for semi-detached and street townhouse dwellings:

| Unit Width       | Maximum Garage Size (metres) |          |
|------------------|------------------------------|----------|
|                  | Door                         | Interior |
| 6.0m but <7.0 m  | 2.5 m                        | 3.1m     |
| 7.0m but <8.0m   | 3.1m                         | 3.7m     |
| 8.0m and greater | 3.7m                         | 4.3m     |

- n) The driveway width shall not exceed the exterior width of the garage;
- o) garages with doors facing the side yard shall only be permitted on lot widths of 21.34 metres (70 feet) or greater subject to a community design study on a case by case basis;
- p) street trees shall be located between the curb and the sidewalk;
- q) rear laneways will be considered for approval when they are permitted in a secondary plan and/or block plan subject to the submission of a detailed engineering and design study to determine acceptable development standards;
- r) development proposals shall conform to the City of Brampton's standard requirements for right-of-way design. The City may accept reduced R.O.W. proposals that will be reviewed on a site specific basis provided that the applicant provides a rationale that is acceptable to the City of Brampton;

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- s) reverse frontage shall be used in moderation and not at “T” intersections. Window streets are encouraged;
  - t) utility easements may be permitted on tableland parkland where the City is satisfied that they do not negatively impact the programmed use of the park. Parkland dedication credit will not be given for these easements;
  - u) parkland credit shall not be granted for vista blocks; and,
  - v) Woodlots shall be dedicated gratuitously to the City.
5. That staff be directed to hold a Public Meeting to amend the zoning by-laws, secondary plans and the Official Plan, where applicable, to reflect the main principles of the City-wide Development Design Guidelines.
6. That this report be distributed to the following:
- The Peel Chapter of the Urban Development Institute;
  - The Region of Peel
  - The Greater Toronto Home Builders Association; and,
  - The Brampton Board of Trade.

CARRIED

- M 3. Report from A. Smith, Manager of Growth Management and Special Policy and H. Zbogor, Policy Planner, Planning, Design and Development, dated August 3, 2003, re: **RECOMMENDATION REPORT – MOUNT PLEASANT GO STATION ENVIRONMENTAL ASSESSMENT PROCESS AND SMART GROWTH COMMUNITY OPPORTUNITY** (File P40MT) (See Delegation E1).

**DEALT WITH UNDER DELEGATION E 1, RECOMMENDATION PDD269-2003**

- M 4. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 21, 2003, re: **INFORMATION REPORT – PROPOSED OMNIBUS BY-LAW - EMERGENCY SUPPLIES CONTAINERS** (File P42GE).
- PDD289-2003
- 1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 21, 2003, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **INFORMATION REPORT – PROPOSED OMNIBUS BY-LAW - EMERGENCY SUPPLIES CONTAINERS** (File P42GE) be received; and,
  - 2. That notice be given for a public meeting in respect of the proposed by-law amendment to define Emergency Supplies Containers, and staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a recommendation.

CARRIED

**N. REFERRED MATTERS**

- \* N 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

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PDD290-2003 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of August 11, 2003, re: **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE** be received.

CARRIED

**O.     DEFERRED MATTERS – nil**

**P.     CORRESPONDENCE - nil**

**Q.     QUESTION PERIOD - nil**

**R.     PUBLIC QUESTION PERIOD - nil**

**S.     CLOSED SESSION**

PDD291-2003 That this Committee proceed into Closed Session to discuss matters pertaining to:

- S 1.     Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

There were no recommendations passed pursuant to Closed Session discussions

**T.     ADJOURNMENT**

PDD292-2003 That the Planning, Design and Development Committee do now adjourn to meet again on Monday September 22 at 1:00 p.m. or at the call of the Chair.

CARRIED



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**September 22, 2003**

**Members Present:** Regional Councillor L. Bissell - Wards 1 and 5 (**Acting Chair**)  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 11  
City Councillor E. Moore – Ward 1  
City Councillor L. Jeffrey – Ward 2  
City Councillor A. Aujla – Ward 4  
City Councillor J. Hutton – Ward 6  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10

**Members Absent:** Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**) (illness)  
Regional Councillor R. Begley – Wards 8 and 9 (other municipal business)  
City Councillor B. Callahan – Ward 3  
City Councillor G. Gibson – Ward 5 (**Chair**) (other municipal business)  
City Councillor B. Cowie – Ward 7 (other municipal business)  
City Councillor P. Richards - Wards 8  
City Councillor S. Hames – Ward 11 (other municipal business)

**Staff Present:** **Planning, Design and Development Department**  
J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
K. Walsh, Director of Community Design, Park Planning and Development  
R. Bino, Director of Engineering and Development Services  
D. Kraszewski, Manager of Development Services  
B. Campbell, Director of Building and Chief Building Official  
D. Waters, Manager of Land Use Policy

### **Legal Services**

P. Wyger, Commissioner of Legal Services and City Solicitor  
J. Atwood-Petkovski, Director of Litigation and Corporation Counsel

### **Management and Administrative Services**

L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:23 p.m., and adjourned at 2:45p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item   Recommendation**

- |             |                    |  |
|-------------|--------------------|--|
| <b>A.</b>   | <b>PDD293-2003</b> | <b>Approval Of Agenda</b>  |
| <b>B.</b>   |                    | <b>Conflicts Of Interest</b>   |
| <b>C.</b>   |                    | <b>Consent</b>   |
| <b>D 1.</b> | <b>PDD294-2003</b> | <b>Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard (File SP02-86) (See Item L2)</b>   |
| <b>D 2.</b> | <b>PDD295-2003</b> | <b>Status Report – North-South Transportation Corridor Study (File P25 RE) (See Item F5)</b>   |
| <b>E 1.</b> | <b>PDD296-2003</b> | <b>Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Armland Group – Dolomiti Estates Inc. – East of the Gore Road – North and South of the Planned Construction of Cottrelle Boulevard (formerly the Bram East Corridor) – Ward 10 (File C10E8.9)</b> |
| <b>E 2.</b> | <b>PDD297-2003</b> | <b>Recommendation Report - Application to Amend the Zoning By-Law – Candevcon Limited – Kindwin Development Corporation – North of Countryside Drive and East of Airport Road – Ward 10 (File C7E16.4)</b>   |
| <b>E 3.</b> | <b>PDD298-2003</b> | <b>Recommendation Report - Application to Amend the Official Plan and Zoning By-Law – Metrus Development (Casa North Investments) – East side of Torbram Road and North of Sandalwood Parkway - Ward 10 (File C6E14.3).</b>  |
| <b>F 1.</b> | <b>PDD300-2003</b> | <b>Information Report – Proposed Rockfort Quarry – Northeast Corner of Winston Churchill Boulevard and Olde Baseline Road – Town of Caledon (File G70).</b>  |

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- F 2. PDD301-2003 Status Report – Ongoing Transportation Planning Initiatives: Transportation and Transit Master Plan (TTMP); AcceleRide; Mount Pleasant GO Station; and Urban Transportation Showcase Program (UTSP) (File T00 MP)**
- F 3. PDD302-2003 Application for Heritage Permit – Churchville Heritage Conservation District – Richard and Effie Rodrigues – Creditview Road - Ward 6 (File G33 CH)**
- F 4. PDD303-2003 Status Report – Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton (File P03 PA)**
- F 5. PDD295-2003 Status Report – North-South Transportation Corridor Study (File P25 RE) (See Delegation D2)**
- G. Committee of Adjustment Reports**
- H 1. PDD304-2003 Building Permit Activity for the Months of July and August 2003 (File B11)**
- H 2. PDD305-2003 Application for a Permit to Demolish two Residential Properties – 8048 and 8048A Creditview Road – Ward 6 (File G33-LA)**
- I. Community Design - Parks Planning and Development Reports**
- J. Engineering And Development Services Reports**
- K 1. PDD306-2003 Minutes of the Brampton Heritage Board Meeting of August 12, 2003,**
- L 1. PDD307-2003 Status Update for the Proposed Extension of Highway 410 and Springdale Transportation Development Cap (File T17H41N & P26S 28)**
- L 2. PDD294-2003 Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard (File SP02-86) (See Delegation D1).**
- L 3. PDD308-2003 Site Plan Activity Summary for July and August 2003 (File 46S1)**

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- M. Deferred Matters**
- N 1. PDD309-2003 List of Referred Reports - Planning, Design And Development Committee**
- O 1. PDD310-2003 Report on the Adoption of Regional Official Plan Amendment Number 8 (File)**
- P 1. Question Period**
- Q. Public Question Period**
- R. PDD311-2003 Adjournment**

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City Councillor Gibson, Chair

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**A. Approval of Agenda**

PDD293-2003      That the Agenda for the Planning, Design and Development Committee Meeting of September 22, 2003, be amended to add:

Delegations:

- D1.    1.    Mr. Ed. Schemler, 30 Belfountain Court, Brampton, on behalf Brampton Health Coalition  
         2.    Ms. Catherine Hughes, 8 Drum Oak Crescent, Brampton, on behalf of Brampton Health Coalition  
         re: **Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard** (File SP02-86) (See Item L2)
- D 2.    Mr. Nigel Eves, on behalf of the Huttonville Association for the Rights of Property Owners (HARPO), re: **Status Report – North-South Transportation Corridor Study** (File P25 RE) (See Item F5).

CARRIED

**B. Conflicts Of Interest - nil**

**C. Consent**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, E3, E4, F1, F2, F3, F4, H1, H2, K1, L3, N1, O1)

**D. Delegations**

- D1    1.    Mr. Ed. Schemler, 30 Belfountain Court, Brampton, on behalf Brampton Health Coalition  
         2.    Ms. Catherine Hughes, 8 Drum Oak Crescent, Brampton, on behalf of Brampton Health Coalition  
         re: **Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard** (File SP02-86) (See Item L2).



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Mr. Dan Kraszewski, Manager of Development Services, Site Plan Approvals, Planning, Design and Development gave a presentation with respect to the status of the Site Plan Approval of the William Osler Health Centre which included the following:

- Site Plan
- High Level Schedule
- Logistics Plan
- North elevation facing Peter Robertson Boulevard
- West Elevation facing Bramalea Road
- Perspective from west and east end of Peter Robertson Boulevard
- Perspective from east along Bovaird Drive facing main entrance
- Perspective from corner of Bovaird Drive and Bramalea Road.

Mr. Kraszewski provided details with respect to traffic access to the hospital site from Bovaird Drive and Bramalea Road and advised that he has been meeting with staff from the Region of Peel and consultants hired for the hospital on the traffic issues on a regular basis. He indicated that there would be no access from Peter Robertson Boulevard to the hospital property.

Mr. Kraszewski confirmed that the technical aspect of site plan approval process for a development such as this would include zoning approvals, grading and servicing, storm water management, traffic circulation and parking, urban design including architectural building elevations and landscape design.

Mr. Ed Schmeler, 30 Belfountain Court, Brampton, on behalf of the Brampton Health Coalition agreed that Brampton needs a new hospital. However, he is of the opinion that the proposed public/private partnership (P3) model is not the answer, that the Province has not provided proof that the P3 model would be less costly to be constructed and that the residents of Brampton will be responsible for paying for the hospital through taxes. He questioned why the City is proceeding with site plan approval process for the hospital when there may be a change in government after the Provincial election which will be held on October 2, 2003.

Staff responded to the concerns raised by Mr. Schmeler with respect to site plan approval process and advised that landowners have legal rights under the Planning Act to develop lands in accordance with the zoning by-laws.

Ms. Catherine Hughes, 8 Drum Oak Crescent, Brampton, on behalf of Brampton Health Coalition, requested that the City postpone approval of the site plan and signing of any deals related to construction of the proposed hospital until after the Provincial election. Ms Hughes discussed how the lands came to be the site of the new hospital, questioned the cost, and what the financial impact is on the City of Brampton, and questioned whether the hospital will be subject to property taxes.

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Discussion took place with respect to information regarding financial details for the proposed hospital, development charges, traffic access from Bovaird Drive and the need for signals to accommodate the future traffic volume, the need for left turn lanes from Peter Robertson Boulevard to the hospital site, and the legal implications of delaying the processing of a site plan application.

With respect to the installation of traffic signals on Bovaird Drive, Mr. Kraszewski advised that the Region of Peel has jurisdiction over Bovaird Drive. He indicated that Region of Peel staff have confirmed that the traffic signals at the Bovaird Drive entrance would be required to be installed and in operation prior to the opening of the hospital.

With respect to the request for left turn lanes into the hospital site from Peter Robertson Boulevard, Transportation Planning staff have advised a westbound left turn lane will be required at the most westerly access to the hospital site off of Peter Robertson Boulevard, and a westbound left turn lane could be provided in the future if required at the easterly access (opposite Coachwhip Road), however, at this time it is not anticipated that a westbound left turn lane will be required for this access.

**Direction was given**

- **That staff be directed to prepare a memorandum to be circulated addressing the questions related to property taxes and development charges payable for the new hospital.**

It was noted that, with respect to the provision of financial details regarding the cost of construction etc, this is a matter not within the jurisdiction of the municipality and information should be sought from the Provincial Government.

Item L5 was brought forward and dealt with at this time.

The following motion was considered:

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|-------------|--|
| PDD294-2003 | That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated September 9, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: <b>Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard</b> (File SP02-86) be received. |
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CARRIED

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- D 2. Mr. Nigel Eves, on behalf of the Huttonville Association for the Rights of Property Owners (HARPO), re: **Status Report – North-South Transportation Corridor Study** (File P25 RE) (See Item F5).

Mr. Nigel Eves, on behalf of the Huttonville Association for the Rights of Property Owners (HARPO), landowners in the Huttonville area, advised that he was not aware that this matter was to be discussed at this meeting and requested that the report be referred to the Council Meeting of September 29, 2003 to afford him the opportunity to review the report.

Discussion took place and staff advised that the issues that are being dealt with within the proposed Corridor Protection Area Study are complicated and that this report initiates a potentially long process involving a needs assessment and environmental assessment which requires extensive public consultation. Staff also noted that it was critical that the Corridor Protection Area be established to provide needed road infrastructure for the development of highways in Brampton.

Item F5 was brought forward and dealt with at this time.

The following motion was considered:

- PDD295-2003      That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development dated September 5, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Status Report – North-South Transportation Corridor Study** (File P25 RE) be referred to the Council Meeting scheduled to be held on September 29, 2003 to allow landowners in the Huttonville area to review the report.

CARRIED

**E.      Development Team Reports**

- \*      E 1.      Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Armland Group – Dolomiti Estates Inc. – East of the Gore Road – North and South of the Planned Construction of Cottrelle Boulevard (formerly the Bram East Corridor) – Ward 10** (File C10E8.9).

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PDD296-2003

1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Armland Group – Dolomiti Estates Inc. – East of the Gore Road – North and South of the Planned Construction of Cottrelle Boulevard (formerly the Bram East Corridor) – Ward 10** (File C10E8.9) be received; and,
2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision, to the City's satisfaction, to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
3. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies, including the Toronto and Region Conservation Authority and the Region of Peel, and internal City departments shall be received and any appropriate "prior to" draft plan approval conditions, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. This agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
5. That prior to the issuance of draft plan approval, a detailed Functional Servicing Study and Master Environmental Servicing Plan shall be prepared, to the satisfaction of the Director of Engineering and Development Services and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be accommodated.

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6. That prior to the issuance of draft approval, a Preliminary Noise Attenuation Study shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be accommodated.
7. That prior to the issuance of draft approval, a Geotechnical Slope Stability Analysis shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be accommodated.
8. That prior to issuance of draft approval, a Heritage Impact Assessment in relation to a barn on site shall be received to the satisfaction of the Brampton Heritage Board and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from this study, shall be accommodated.
9. That prior to the issuance of draft plan approval, the applicant shall complete “Detailed Community Design Guidelines” to the satisfaction of the City, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be accommodated.
10. That prior to draft plan approval, the applicant shall sign the Landowners Cost Share Agreement and Front-ending Agreement (or other named agreements), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreements and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.
11. That prior to the issuance of draft plan approval, the City shall be satisfied, in consultation with the Dufferin-Peel Catholic District School Board and the Peel District School Board that satisfactory arrangements are made for the provision of necessary elementary school sites to serve this area of the Bram East Secondary Plan;
12. That prior to the issuance of draft plan approval, the location and design details of the Cottrelle Boulevard crossing of a tributary of the West Humber River are satisfactory and consistent with the draft plan to the satisfaction of the City and the Toronto Region Conservation Authority;
13. That prior to the issuance of draft approval, the applicant shall enter into and execute an agreement with the Bram East Phase 1

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Developers Group and the Region for the financing and construction of oversized watermains, sanitary sewers and Regional road improvements in accordance with the implementation agreements of the Bram East Phase 1 front ending agreement including the undertaking, financing and securing of such works.

14. That prior to the issuance of draft approval, the applicant shall agree, in writing to the form and content of the implementing zoning by-law to the satisfaction of the Commissioner of the Planning Design and Development Department;
15. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
16. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval are addressed to the satisfaction of the City, subject to the following:
  - a) any necessary red-line revisions to the draft plan identified by staff; and
  - b) all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, to include the following:
    - 1) Provisions for a temporary road connection from Street 'G' to Cottrelle Boulevard, and
    - 2) A privacy fence, to the satisfaction of the City, shall be constructed along a portion of the northerly property line to reduce the impact of development on the northerly abutting residential property.
17. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

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- \* E 2. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 3, 2003, re: **Recommendation Report - Application to Amend the Zoning By-Law – Candevcon Limited – Kindwin Development Corporation – North of Countryside Drive and East of Airport Road – Ward 10** (File C7E16.4).

- PDD297-2003
1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 3, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Recommendation Report - Application to Amend the Zoning By-Law – Candevcon Limited – Kindwin Development Corporation – North of Countryside Drive and East of Airport Road – Ward 10** (File C7E16.4) be received; and,
  2. That prior to the enactment of the zoning by-law, the applicant shall submit, to the satisfaction of the City, facility fit plans for the lands to be zoned “Open Space”.
  3. That prior to the enactment of the zoning by-law, draft approved plan of subdivision 21T-01025B shall be amended to include the proposed residential lands.
  4. That prior to the enactment of the zoning by-law, lands for a neighbourhood park and collector road shall be conveyed to the City, to the satisfaction of the City.
  5. That prior to the enactment of the zoning by-law, the City shall be satisfied, in consultation with the Peel District School Board that appropriate site purchase arrangements are made with the developer for the acquisition of lands for a school.
  6. That prior to draft plan approval, the applicant shall sign the Landowners Cost Share Agreement and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreement and the subject lands are applicable to the agreement.
  7. That the subject application be approved and staff be directed to prepare an amending zoning by-law as follows:
    - 7.1 The subject property be rezoned **from** “Agriculture (A)” **to** “Residential Single Family A – Section 774 (R1A-Section 774)”, “Institutional – Section 778 (I1-Section 778”, and “Open Space (OS).”

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8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

CARRIED

- \* E 3. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 2, 2003, re: **Recommendation Report - Application to Amend the Official Plan and Zoning By-Law – Metrus Development (Casa North Investments) – East side of Torbram Road and North of Sandalwood Parkway - Ward 10** (File C6E14.3).

- PDD298-2003
1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 2, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Recommendation Report - Application to Amend the Official Plan and Zoning By-Law – Metrus Development (Casa North Investments) – East side of Torbram Road and North of Sandalwood Parkway - Ward 10** (File C6E14.3) be received; and,
  2. That prior to the adoption of the Official Plan and enactment of the zoning by-law, the Springdale Transportation Development Cap shall be increased beyond 14,808 units by resolutions of Brampton and Peel Councils and/or that it is determined and confirmed in such resolutions that a portion of the current or increased Cap is to be allocated to the subject lands.
  3. That prior to the adoption of the Official Plan Amendment and enactment of the zoning by-law, comments from the Engineering and Development Services Division shall be received with respect to Stormwater Management Report. In addition, the Ministry of Tourism, Culture and Recreation shall confirm in writing their satisfaction with the Stage 1 –2 Archaeological Assessment prepared by Archeoworks Inc. dated March 2002.
  4. That prior to the adoption of the Official Plan and enactment of the zoning by-law, comments and conditions shall be received from the Toronto Region Conservation Authority with respect to stormwater management of the subject lands.



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5. That prior to the adoption of the Official Plan and enactment of the zoning by-law, satisfactory arrangements shall be made with the City of Brampton (in consultation with the applicable School Boards) to demonstrate that the necessary school sites to serve this area of the Sandringham – Wellington Secondary Plan are to be made available.
6. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
  - 6.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
  - 6.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws;
  - 6.3 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
  - 6.4 The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy.
  - 6.5 The applicant shall provide a 3.0 metre wide bicycle path connection to the adjacent valleyland, to the satisfaction of the City.
  - 6.6 The applicant shall provide superior architectural and landscaping treatment on the corner lots along Torbram Road that is in accordance with the City's Development Design Guidelines and Flower City Strategy.
  - 6.7 A three-lane section shall be provided for the main intersection opposite Australia Drive, which mirrors the lane configuration of Australia Drive. The three-lane section length will be required for a minimum length of 30.0m and the associated transition taper length shall be 50.0m.

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- 6.8 The applicant shall agree to provide a traffic signal maintenance easement at the main intersection opposite Australia Drive to the satisfaction of the City.
- 6.9 The applicant shall agree that the 8.0m road allowance widening along the entire Torbram Road frontage shall be dedicated gratuitously to the City.
- 6.10 Prior to site plan approval, the noise control measures recommended by Valcoustics Canada Ltd. in their acoustical report entitled “Environmental Noise Analysis, Casa North (Neighbourhood 10-1)” dated April 2, 2003 shall be updated and reflected into the approved plans, to the satisfaction of the City.
- 6.11 The applicant shall erect and maintain information signs at all major entrances to the proposed development advising the following: “Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.” These signs shall be to the Dufferin-Peel Catholic District School Board’s specifications, at locations determined by the Board are erected prior to registration.
- 6.12 The applicant shall agree to include the following warning clauses in all agreements of purchase and sale or residential units until the permanent school for the area has been completed:
- (a) “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
  - (b) “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

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- 6.13 Arrangements satisfactory to the City and the Region of Peel for the provision of all matters and works relating to residential waste collection and disposal.
- 6.14. In accordance with Council's direction (via Recommendation AF028-2002) concerning requests made of the City to assume private roads (such as the proposed 'common elements' condominium roadways), staff notes that it continues to be the policy of the City not to intentionally assume private roads, in order that the City may avoid assuming responsibility and liability for their future maintenance. Approval of the proposed draft plan of condominium will therefore require the proponent to provide notice to prospective purchasers or renters that the City assumes no responsibility for the future maintenance of the proposed condominium roads.
- 6.15 Prior to the submission of any grading and servicing plans or any grading on the subject property the plan the applicant shall:
- a) submit to the satisfaction of the Community Design, Parks Planning and Development Division a vegetation inventory and assessment for the preservation of as many trees as possible identified by the City, as desirable for preservation. In this regard, the applicant shall be required to identify on the grading and drainage plans, and landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans, illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees identified for retention. All preservation and trees protection measures are to be installed and inspected by the City prior to preservicing of the subdivision.

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- b) stake the location for the sanitary sewer where the least disturbance will occur to the natural aesthetics of the public open space to the satisfaction of the Community Services Department;
  - c) locate the detention ponds in locations where minimal impact will occur to the natural aesthetics of the valley to the satisfaction of the Community Services Department; and
  - d) retain a landscaped architect/ecologist to prepare planting and restoration plans for the quantity/quality ponds for approval by the Community Services Department.
- 6.16 Prior to any dwelling units being offered for sale, the applicant shall prepare detailed community design guidelines pursuant to the secondary plan policies for the area where applicable. Such guidelines shall be undertaken in a comprehensive manner addressing the entire secondary plan area, parts thereof or the immediate proposal at the discretion of the City. The guidelines shall include design parameters for features and facilities such as but not limited to:
- (i) the general intended visual character of the area as viewed from the streets and other public open spaces,
  - (ii) the creation or enhancement of special visual features including views, vistas and landmarks,
  - (iii) the intended building architecture,
  - (iv) boulevard and buffer landscaping and noise barrier treatments, and
  - (v) the arrangement of above ground utilities equipment, benches, other streetscape furniture and decorative street lighting
- 6.17 The applicant shall implement the community design guidelines including but not limited to the provision of appropriate building architecture, landscape treatments and other arrangements to accommodate the consolidation of street accessories such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard, minor revisions to the plan may be necessary to provide sufficient space for such features.

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- 6.18 Prior to any dwelling units being offered for sale within the plan, the applicant shall appoint an architectural control consultant from the City's list of pre-approved firms who are experienced in this field. Prior to any applications for building permits within the subdivision, the consultant will be responsible for reviewing all building architecture and other architectural elements which face a public road or open space to ensure conformity with the approved urban design guidelines for the planning area or subject proposal as applicable.
- 6.19 The applicant agrees to maintain an 8.0m wide strip of land abutting the westerly boundary of the subject lands abutting 10705 and 10719 Torbram Road until such time when 10705 and 10719 Torbram Road are approved for development in conjunction with the Secondary Plan.
- 6.20 The applicant agrees to provide an opportunity for future access to 10705 and 10719 Torbram Road by registering an easement on title at an agreed location, in which both landowners agree to provide mutual access rights.
- 6.21 The applicant shall erect a 1.8m high wooden privacy fence along the common property boundary.
- 7. That prior to the adoption of Official Plan Amendment and the enactment of the zoning by-law, the applicant shall provide to the satisfaction of the City, a detailed development scheme for 10705 and 10719 Torbram Road and the "other lands owned by the applicant".
- 8. That prior to enactment of the zoning by-law, the applicant is required to obtain a permit from the Ministry of Natural Resources through the Lakes and Rivers Improvement Act.
- 9. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
  - (1) The Sandringham Wellington Secondary Plan shall be amended to delete the 'Minor Collector Road Access' designation on the subject property.
  - (2) The subject site be rezoned from "Agricultural (A) to Residential Townhouse A Zone – Special Section (R3A – Special Section)" with specific provisions.

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10. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

CARRIED

- \* E 4. Report from D. Kraszewski, Manager of Development Services, P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner and S. Todd, Development Planner, Planning, Design and Development, dated September 9, 2003, re: **Recommendation Report – 5 Development Proposals involving a Draft Plan of Proposed Subdivision and an Application to Amend the Zoning By-Law – South and West of Countryside Drive and Airport Road respectively – Ward 10:**
- **678604 Ontario Limited** (File C6E15.5 & 21T-02019B)
  - **Summit Green Land Corp.** (File C6E15.7 & 21T-02021B)
  - **Lorbram Holdings Inc.** (File C6E15.4 & 21T-02002B)
  - **Lacivita Investments Ltd.** (File C6E15.3 & 21T-01003B)
  - **Rainbrooke Investments Inc. / Ryan Homes Inc.** (C6E15.6 & 21T-02020B).

- PDD299-2003
1. That the report from D. Kraszewski, Manager of Development Services, P. Snape, Manager of Development Services, R. Nykyforchyn, Development Planner and S. Todd, Development Planner, Planning, Design and Development, dated September 9, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Recommendation Report – 5 Development Proposals involving a Draft Plan of Proposed Subdivision and an Application to Amend the Zoning By-Law – South and West of Countryside Drive and Airport Road respectively – Ward 10:**
- **678604 Ontario Limited** (File C6E15.5 & 21T-02019B)
  - **Summit Green Land Corp.** (File C6E15.7 & 21T-02021B)
  - **Lorbram Holdings Inc.** (File C6E15.4 & 21T-02002B)
  - **Lacivita Investments Ltd.** (File C6E15.3 & 21T-01003B)
  - **Rainbrooke Investments Inc. / Ryan Homes Inc.** (C6E15.6 & 21T-02020B) be received; and
2. That prior to draft approval, all outstanding final comments and conditions of draft approval from the Toronto and Region Conservation Authority shall be received by the Planning, Design and Development Department and any appropriate conditions of approval, including revisions to the plan and physical layouts resulting from these comments shall be included.

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3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision, to the satisfaction of the City, to be posted with the approved Block Development Plan in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps. In addition, all new roads, or portions thereof, shall be shown having street names which have been approved by the City and the Region.
4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
5. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City's Engineering and Development Services Division, in consultation with the Region and the Toronto and Region Conservation Authority, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
6. That prior to the issuance of draft plan approval, an Environmental Impact Study (also containing a Vegetation Assessment, a Woodlot Management Study, and confirmation of the valleyland limits) shall be approved by the City, in consultation with the Region and the Toronto and Region Conservation Authority, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken. The terms of reference for such a study shall be prepared to the satisfaction of the Toronto and Region Conservation Authority, Region of Peel and the City of Brampton.
7. That prior to the issuance of draft plan approval, a Block Development Plan shall be approved by the City, in consultation with the Region and the Toronto and Region Conservation Authority, for the lands east and west of the valley corridors. The Block Development Plan shall show the location and configuration of the road and lotting pattern, the park, the woodlot, the valley, the pedestrian crossing across the valley, and the vista blocks, and shall be designed in accordance with the approved Environmental Impact Study and Functional Servicing Report. Any required modifications to the subdivision plan and/or the inclusion of

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conditions of draft plan approval shall be undertaken to reflect the approved Block Plan.

8. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City, in consultation with the Region, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.
9. That the subject application be approved and staff be authorized to prepare the appropriate Zoning By-law documents.
10. That staff be authorized to issue the notice of draft plan approval when all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - A. Any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:
    - (i) On draft plans 21T-02019B, 21T-02021B, 21T-02002B, 21T-01003B, a 4.5 metre wide buffer block along Airport Road, except where a local road abuts Airport Road, in which case a 3.0 metre wide buffer block shall be provided.
    - (ii) Streets “A” and “B” on draft plan 21T-02020B (ie. Rainbrooke/Ryan Homes) shall be increased to a 20 metre wide right-of-way width, and Street “B”, on this same plan, shall be shifted to the north such that Street “B” aligns with the local road on the opposite side of Mountainash Road (ie. Plan 21T-02006B).
    - (iii) In the event that a Block Plan has not been approved for a portion of the development on the east or west sides of the valley, these lands shall be placed in a Future Development Block, until a Block Plan is approved for these lands by the City. This condition applies to all plans.
    - (iv) In the event that a phased Block Plan is prepared for the lands on only one side of the valley, it may be necessary to red-line revise the lots abutting the valley and identify these lands as a Future Development Block until the location of the pedestrian bridge crossing is confirmed. This condition applies to all plans.



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- (v) In the event that significant red-line revisions are made to the draft plan, the applicant shall submit a revised Housing Distribution Assessment. This condition applies to all plans.
- B. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including:
  - (i) That prior to registration of any lots abutting the valley corridor, the location of the pedestrian bridge crossing over the valley shall be approved by the City. At this time, the conditions of draft approval shall be amended and the plan shall be red-line revised to reflect any blocks required for the valley connection and to show the lotting pattern for this area.
  - (ii) That the owner shall carry out an archaeological resource assessment of the subject property and mitigate, through avoidance, or documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, filling, or any form of soil disturbances, shall take place on the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City of Brampton, indicating that all archaeological resource concerns have met licensing and resource conservation requirements.
  - (iii) That prior to registration of any lots on the plan, the City of Brampton, in consultation with the School Board(s), shall be satisfied that satisfactory arrangements have been made regarding the provision and distribution of educational facilities to serve these plans, or any phase thereof, as determined appropriate by the City and the School Boards.
  - (iv) That prior to registration of any lots on the plan, the applicants shall make arrangements, satisfactory to the City, for the gratuitous dedication of all valleylands, vista blocks, woodlots and any associated buffer blocks.
  - (v) That prior to registration, the applicants shall secure a letter from the Toronto and Region Conservation Authority confirming that the conservation authority is

satisfied that the grade differential between the front and rear lot lines of lots abutting the valley corridor is acceptable.

- (vi) That prior to registration, the applicant shall make arrangements, satisfactory to the City, to demonstrate which street access connections will be provided to serve the development. In the event that temporary or phased street connections are to be provided, lands located east of the main valley are required to provide two access connections to an arterial road, while the lands located west of the main valley are required to provide two access connections to a collector road.
- (vii) That prior to registration of draft plan 21T-02020B (ie. Rainbrooke/Ryan Homes), the abutting north/south collector road (ie. Mountainash Road) to the west of the site shall be constructed to its full width from Countryside Drive to Street “B” on the subject draft plan.
- (viii) That prior to registration, detailed community design guidelines shall be approved to the satisfaction of the Director of Community Design, Parks Planning and Development. The guidelines shall include design parameters for features and facilities as identified by the Community Design, Parks Planning and Development Division’s comments dated July 23, 2003 contained in Appendix 6 to this Recommendation Report.
- (ix) That prior to registration, the applicant shall make arrangements, satisfactory to the City, to incorporate a 6 metre wide Class I, Off Road pathway crossing over the valley corridor and shall coordinate the location of the vistas blocks in accordance with the identified location of the City’s Pathways Master Plan. In this regard, the Class I Off Road and the Class III Sign Route on road pathways shall connect Airport Road with the community collector road found on the Metrus Development Casa North Investment plan (File: 21T-02006B).

CARRIED

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**F. Policy Planning Reports**

- \* F 1. Report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development dated September 15, 2003, re: **Information Report – Proposed Rockfort Quarry – Northeast Corner of Winston Churchill Boulevard and Olde Baseline Road – Town of Caledon** (File G70)

- PDD300-2003
1. That the report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development dated September 15, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Information Report – Proposed Rockfort Quarry – Northeast Corner of Winston Churchill Boulevard and Olde Baseline Road – Town of Caledon** (File G70) be received; and,
  2. That upon review of the consultant's Letters of Opinion on the impacts of the proposed quarry on Brampton, staff be directed to report back to Council with a recommendation on Brampton's formal position on the proposed quarry.

CARRIED

- \* F 2 Report from A. Smith, Manager of Growth Management and Special Policy and H. Zbogar, Policy Planner, Planning, Design and Development dated September 8, 2003, re: **Status Report – Ongoing Transportation Planning Initiatives: Transportation and Transit Master Plan (TTMP); AcceleRide; Mount Pleasant GO Station; and Urban Transportation Showcase Program (UTSP)** (File T00 MP)

- PDD301-2003
- That the report from A. Smith, Manager of Growth Management and Special Policy and H. Zbogar, Policy Planner, Planning, Design and Development dated September 8, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Status Report – Ongoing Transportation Planning Initiatives: Transportation and Transit Master Plan (TTMP); AcceleRide; Mount Pleasant GO Station; and Urban Transportation Showcase Program (UTSP)** (File T00 MP) be received.

CARRIED

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- \* F 3. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated August 22, 2003, re: **Application for Heritage Permit – Churchville Heritage Conservation District – Richard and Effie Rodrigues – Creditview Road - Ward 6** (File G33 CH).

- PDD302-2003
1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated August 22, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Application for Heritage Permit – Churchville Heritage Conservation District – Richard and Effie Rodrigues – Creditview Road - Ward 6** (File G33 CH) be received; and,
  2. That a Heritage Permit for the construction of a new home on Creditview Road be approved, based on the Heritage Permit application submitted by Richard and Effie Rodrigues, as well as the following conditions as recommended by the Churchville Heritage Committee:
    - Gross floor area not to exceed 2, 770 square feet;
    - Shingles and metal roofing to be dark neutral tones; and
    - Stone to be natural stone

CARRIED

- \* F 4 Report from P. Cooper, Central Area Planner, Planning, Design and Development dated September 4, 2003, re: **Status Report – Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA).

- PDD303-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development dated September 4, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Status Report – Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA) be received; and,
  2. That a public meeting be held on October 6, 2003 with respect to extending the Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton in accordance with City Council procedures to receive public input and formal comment, and that the method of notification be by way of a newspaper advertisement in the Brampton Guardian; and,

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3. That staff be directed to report back to Planning, Design & Development Committee with results of the public meeting and a staff recommendation.

CARRIED

- F 5. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development dated September 5, 2003, re: **Status Report – North-South Transportation Corridor Study** (File P25 RE).

**Dealt With Under Delegation D2, Recommendation PDD295-2003**

**G. Committee of Adjustment Reports - nil**

**H. Building and Zoning Reports**

- \* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2003, re: **Building Permit Activity for the Months of July and August 2003** (File B11).

PDD304-2003      That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 9, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Building Permit Activity for the Months of July and August 2003** (File B11) be received.

CARRIED

- \* H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 10, 2003, re: **Application for a Permit to Demolish two Residential Properties – 8048 and 8048A Creditview Road – Ward 6** (File G33-LA).

- PDD305-2003      1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated September 10, 2003, re: **Application for a Permit to Demolish two Residential Properties – 8048 and 8048A Creditview Road – Ward 6** (File G33-LA) be received; and,
2. That the application be approved subject to standard permit conditions.

CARRIED

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**I. Community Design - Parks Planning and Development Reports - nil**

**J. Engineering and Development Services Reports - nil**

**K. Minutes**

**\* K 1. Brampton Heritage Board - August 12, 2003**

PDD306-2003      That the **Minutes of the Brampton Heritage Board Meeting of August 12, 2003**, to the Planning, Design and Development Committee Meeting of September 22, 2003, Recommendations HB100-2003 to HB120-2003, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB100-2003      That the agenda for the Brampton Heritage Board Meeting of August 12, 2003 be approved, as amended, as follows:

**To revise** the following listings under Item G4 – Development Applications Review Sub-Committee to read as follows:

2.      **Orlando Corporation – Ward 6** (a property on the heritage inventory located at **7644 Mississauga Road South – Former James Arnott House** is subject to this development application – the home has been demolished, however, the developer has agreed to erect a monument on the property to recognize the Arnott Family’s history);
4.      **William Steward and Associates Ltd. (Tonlu Holdings Limited) – Criterion Development Corporation – Ward 10** – (property on the heritage inventory “**Matthew Harrison Homestead**” – **9749 The Gore Road** is part of a block plan application and a draft plan of subdivision and an application for amendment to the Zoning By-law); and,

**To add:**

- K 4.      Discussion re: **July 20, 2003 Brampton Guardian Article re Heritage Bridge on Creditview Road** (File G33).

HB101-2003      That the Minutes of the Brampton Heritage Board Meeting of June 17, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, be received, as amended to correct the address listed for the former Waddell’s Barber Shop in

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Item K2 to note that the property is located at 12 Main Street North and not 6 Main Street North as indicated in the Minutes.

- HB102-2003 That the verbal report from Mr. Robert Payne, Co-Chair, Brampton Heritage Board, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Meeting Between Brampton Heritage Board Co-Chairs and Staff of the Planning, Design and Development Department re Potential re-use of the Former Brampton CPR Station** (File G33) be received.
- HB103-2003 That the memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 30, 2003, to the Brampton Heritage Board Meeting of September 12, 2003, re: **Sign Permit Application – 57 Mill Street North – Former Hewetson Shoe Building – Ward 5** (File G33) be received.
- HB104-2003 That the memorandum from D. Nicholson, Policy Planner, Planning, Design and Development, dated August 6, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Built Heritage Assessment Report on 10801 Torbram Road – Ward 10** (File G33) be received; and,
- That the recommendations in the Built Heritage Assessment Report on the home located at 10801 Torbram Road appended to the aforementioned memorandum be supported; and,
- That staff be requested to work with the developer to find appropriate means of incorporating the home located at 10801 Torbram Road into the Metrus Development Inc. – Casa North Investments Inc. – Neighbourhood 1001 development.
- HB105-2003 That staff be requested to write a letter to Metrus Development Inc. for signature by the Co-Chairs of the Brampton Heritage Board expressing concern about the fate of the building located at 11825 Torbram Road and requesting that steps be taken to ensure it is protected, or at minimum, ensure that the home is documented, as considered at the Brampton Heritage Board Meeting of August 12, 2003.
- HB106-2003 That the **Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of June 17, 2003**, to the Brampton Heritage Board Meeting of August 12, 2003, be received.
- HB107-2003 That the **Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of July 15, 2003**, to the Brampton Heritage Board Meeting of August 12, 2003, be received.

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HB108-2003 That the **Minutes of the Churchville Heritage Committee Meeting of July 16, 2003** (File G33), to the Brampton Heritage Board Meeting of August 12, 2003, be received.

HB109-2003 That the **Minutes of The Churchville Heritage Committee Meeting of August 6, 2003** (File G33), to the Brampton Heritage Board Meeting of August 12, 2003, be received; and,

That the proposal from Mr. Kash Gauni, Director, Cubeknox Inc. (Media Division), dated August 5, 2003, re: **Request for Funding for the Production of a Documentary Film on the Churchville Heritage Conservation District** (File G33), distributed at the Brampton Heritage Board Meeting of August 12, 2003, be **deferred** to the Brampton Heritage Board Meeting of September 23, 2003; and,

That Mr. Gauni be requested to make a presentation with respect to his proposal for the production of a documentary film on the Churchville Heritage Conservation District at the Brampton Heritage Board Meeting of September 23, 2003, and to provide a more comprehensive proposal at that time.

HB110-2003 That the correspondence from Rev. Trevor E. Grey, Bramalea Christian Fellowship Church, dated June 13, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **11651 Bramalea Road – Withdrawal of Interest in Seeking Heritage Designation** (File G33) be received; and,

That the Brampton Heritage Board's budget allocations be amended to re-allocate the \$2,000.00 funding amount which was allocated for a background study on the house located at 11651 Bramalea Road to the Board's Special Projects fund.

HB111-2003 That the correspondence from Honourable Tony Clement, M.P.P. Brampton West-Mississauga, dated June 26, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Response to June 17, 2003 Correspondence from the Brampton Heritage Board – Proposed Changes to the Ontario Heritage Act** (File G33) be received.

HB112-2003 That the correspondence from Mr. Allan Gotlieb, Chair, Ontario Heritage Foundation, dated July 25, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Ontario Heritage Foundation's Heritage Community Recognition Program 2003** (File G33) be received; and,



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That it is agreed that Mr. Robert Payne, Co-Chair, Brampton Heritage Board, will complete a nomination form on behalf of the Board and submit it to the Clerk's Office for processing.

- HB113-2003 That the correspondence (e-mail) from Mr. Naveed Chaudhry, Executive President, Peel Multicultural Council, dated July 9, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Peel Multicultural Council Membership Request** (File G33) be received; and,

That the Brampton Heritage Board declines the invitation to become a member of the Peel Multicultural Council at this time.

- HB114-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated August 1, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Toronto Artscape Conference – “Creative Places + Spaces” – October 17-18, 2003, Toronto, Ontario** (File G33) be received.

- HB115-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated August 1, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **University of Waterloo Heritage Resources Centre Course – “Linking Nature And Culture: Protected Areas, Heritage Conservation, Sustainable Development and Regional Planning” – Fall 2003** (File G33) be received.

- HB116-2003 That the correspondence from Ms. Betty Cameron, Publicity, Halton-Peel Branch, Ontario Genealogical Society, undated, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Ontario Genealogical Society – Halton-Peel Branch – 2003/2004 Meeting Schedule** (File G33) be received.

- HB117-2003 Whereas the Lundy House located at 1047 Bovaird Drive West (formerly Highway 7 West) is a heritage property of historical, architectural and contextual significance; and,

Whereas the current owners of the Lundy House have received a permit to demolish the building; and,

Whereas there has been an interest expressed on the part of a developer to relocate and re-use the Lundy House as part of a commercial development across the street from its current location and to designate the property under the Ontario Heritage Act; and,

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Whereas the relocation and associated costs will require significant funding, which is being sought from a variety of sources; and,

Whereas the Brampton Heritage Board has been requested to consider providing some funding to assist with the relocation and associated costs; and,  
Whereas the Brampton Heritage Board, at its meeting of August 12, 2003, considered this request for funding, the heritage significance of the Lundy House, and the value of its preservation and re-use;

Therefore Be It Resolved that funding in an amount not to exceed \$25,000.00 be allocated from the Brampton Heritage Board's 2003 approved budget (Special Projects) to be used toward the costs of relocating the Lundy House, conditional upon successful negotiations with the developer and all interested parties, the approval of the Commissioner of Planning, Design and Development, and designation of the property under the Ontario Heritage Act.

HB118-2003 That the notice from the Region of Peel, dated July 9, 2003, to the Brampton Heritage Board Meeting of August 12, 2003, re: **Notice of Filing of Addendum – Schedule “C” Class Environmental Assessment Study – Credit Valley Sanitary Trunk Sewer Extension** (File G33) be received.

HB119-2003 That the article by Marc Denhez from the Summer 2003 edition of Plan Canada, to the Brampton Heritage Board Meeting of August 12, 2003, entitled: **“Why Bother With Heritage Anyway?”** (File G33) be received.

HB120-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 23, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

K 2. **Education Liaison Committee – nil**

L. **Other / New Business**

L 1. Report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development dated September 18, 2003, re: **Status Update for the Proposed Extension of Highway 410 and Springdale Transportation Development Cap** (File T17H41N & P26S 28).

Committee held a discussion on this matter and questioned whether staff should mention in the overview of the report that Ministry of Transportation has been encouraged to purchase lands, whether there was clear capital commitment from MTO with respect to continuing construction of Highway 410, cost-sharing

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agreements, and the ability of Sandalwood Parkway to handle major traffic. Further discussion included the lifting of the “Springdale Transportation Development Cap” and the possibility of using the Cap to control development, and the need to review traffic situation on such roads as Countryside Drive and Castlemore Road.

Staff responded to the questions and concerns raised and advised that a report will be presented to Planning, Design and Development Committee in January 2004 with respect to the lifting of the Cap and related issues.

The following motion was considered:

- PDD307-2003
1. That the report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development dated September 18, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Status Update for the Proposed Extension of Highway 410 and Springdale Transportation Development Cap** (File T17H41N & P26S 28) be received; and
  2. That, on the basis of the current status of the Highway 410 extension including commitments by the Province of Ontario and in recognition of the transfer of Highway right-of-way lands, that the Springdale Transportation Development Cap be increased by 2,215 from 14,808 to 17,023 units and that allocation under the Springdale Transportation Development Cap be granted to the following developments:
    - Metrus Developments Inc. 21T-02006B (approx 1690 units).
    - Metrus Developments Inc. C6E14.3 (approx. 155 units)
    - Senator Homes 21T-00001B (approx 370 units)
  3. That the allocation of approximately 1845 units to Metrus Developments Inc (Files 21T-02006B and C6E14.3) be conditional upon confirmation from MTO of the transfer to them of the Metrus Hwy 410 right-of-way lands to be implemented through an appropriate condition of draft plan of subdivision approval;
  4. That staff be directed to update the Brampton Growth Management Program implementation details for Springdale based on the Phase 1 Springdale OMB hearing results and the recommendations of this Report and to continue to apply the Brampton Growth Management Program to developments in Springdale (and throughout the City) including applying appropriate pre-conditions and or conditions of approval necessary to ensure co-ordination between development and the infrastructure required to serve that development as set out in the

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Growth Management Program: Development Outlook Report approved by Council on April 14, 2003 including implementation of the Transportation and Transit Master Plan, once complete;

5. That staff be directed to continue to work towards addressing technical and strategic issues related to the potential to open the Highway 410 extension at Sandalwood Parkway and/or Mayfield Road, on an interim basis and report back to Committee and Council, as appropriate.

CARRIED

- L 2. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated September 9, 2003, re: **Status Update on Application for Site Plan Approval for William Osler Health Centre – Bovaird Drive between Bramalea Road and Sunny Meadow Boulevard up to Peter Robertson Boulevard** (File SP02-86).

**Dealt With Under Delegation D1, Recommendation PDD294-2003**

- \* L 3. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated September 4, 2003, re: **Site Plan Activity Summary for July and August 2003** (File 46S1).

PDD308-2003      That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated September 4, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Site Plan Activity Summary for July and August 2003** (File 46S1) be received.

CARRIED

**M.    Deferred Matters - nil**

**N.    Referred Matters**

- \* N 1.    **List of Referred Reports - Planning, Design and Development Committee.**

PDD309-2003      That the **List of Referred Reports - Planning, Design and Development Committee** from the Clerk's Office, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **List of Referred Reports - Planning, Design and Development Committee** be received.

CARRIED

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**O.    Correspondence**

- \*       O 1.    Correspondence from the Region of Peel dated July 18, 2003, re: **Report on the Adoption of Regional Official Plan Amendment Number 8** (File)

PDD310-2003       That the correspondence from the Region of Peel dated July 18, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Report on the Adoption of Regional Official Plan Amendment Number 8** (File) be received.

CARRIED

**P.       Question Period**

- P 1.    City Councillor John Hutton expressed concerns with respect to the safety of children who must walk through construction zones to and from school in areas where there are no sidewalks. He requested that staff take into consideration the sequencing of development to ensure sidewalks are in place to connect residential areas with community facilities.

**Q.       Public Question Period – nil**

**R.       Adjournment**

PDD311-2003       That the Planning, Design and Development Committee do now adjourn to meet again on Monday October 6, 2003 at 7:00 p.m. or at the call of the Chair.

The meeting adjourned at 2:45 p.m., September 22, 2003.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**October 6, 2003**

**Members Present:** City Councillor G. Gibson – Ward 5 (**Chair**)  
Regional Councillor P. Palleschi - Wards 2, 6 and 10 (**Vice Chair**)

Regional Councillor L. Bissell - Wards 1 and 5  
Regional Councillor S. DiMarco – Wards 3 and 4  
Regional Councillor R. Begley – Wards 8 and 9  
City Councillor E. Moore – Ward 1  
City Councillor B. Callahan – Ward 3  
City Councillor A. Aujla – Ward 4 (arrived at 7:20 p.m.)  
City Councillor J. Hutton – Ward 6  
City Councillor P. Richards – Ward 8  
City Councillor D. Metzack – Ward 9  
City Councillor J. Sprovieri – Ward 10  
City Councillor S. Hames – Ward 11

**Members Absent:** Regional Councillor G. Miles – Wards 7 and 11  
City Councillor L. Jeffrey – Ward 2 (illness)  
City Councillor B. Cowie – Ward 7 (personal)

**Staff Present:** **Planning, Design and Development Department**  
J. Marshall, Commissioner of Planning, Design and Development  
J. Corbett, Director of Planning and Land Development Services  
R. Bino, Director of Engineering and Development Services  
K. Walsh, Director, Community Design, Parks Planning  
K. Ash, Manager of Development Services  
B. Campbell, Director and Chief Building Official  
D. Babulal, Development Planner  
C. Hammond, Sign Coordinator

**Legal Services**  
M. Kitagawa, Legal Counsel

**Management and Administrative Services**  
L. Mikulich, City Clerk  
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:04 p.m., and adjourned at 8:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item   Recommendation**

- A.     PDD312-2003    Approval of Agenda**
- B.                        Conflicts of Interest**
- C.                        Consent**
- D1.   PDD313-2003    Information Report – Proposed Draft Plan of Subdivision –  
Morton Homes – South-west corner of Chinguacousy Road and  
Grovewood Drive - Ward 6 (File C3W11.6)**
- D2.   PDD314-2003    Information Report – Proposed Draft Plan of Subdivision and  
Application to Amend the Official Plan and Zoning By-Law –  
Sam Sor Enterprises Inc. – South side of Regional Road 107 and  
divided by the Gore Road - Ward 10 (File C9E4.11)**
- D3.   PDD315-2003    Information Report – Proposed Omnibus By-law – Emergency  
Supplies Containers on City Owned and Leased Land (File  
P45GE)**
- D4.   PDD316-2003    Information Report - City Initiated Zoning By-Law  
Amendments for Institutional, Open Space, Floodplain and  
Agricultural Zones to Provide Consistency among the City's  
four Comprehensive Zoning By-laws (File P42CO)**
- E1.   PDD317-2003    Delegation -Sign Variance Application – North Star Homes  
(Rosebay Estates) – 10900 McLaughlin Road – Ward 6 (File  
G26SI)**
- E2.   PDD318-2003    Delegation - Sign Variance Application – CN Rail, RCC Media  
& Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 &  
11 (File G26SI)**
- E3.   PDD319-2003    Delegation - Status Report – North South Transportation  
Corridor (File P25) (See Items H3 and N2)**

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- F1. PDD320-2003 Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – 1223578 Ontario Ltd. (Senator Homes) – North side of Bovaird Drive, between Heart Lake Road and the Future Highway 410 Extension – Ward 10 (File C3E12.9)**
- F2. PDD321-2003 Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Senwood Developments Inc. – West side of McLaughlin Road between Wanless Drive and Sandalwood Parkway West – Ward 6 (File C2W15.7)**
- F3. PDD322-2003 Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Greg Dell & Associates/R. Chahal – North-west corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10 (File C5E11.17)**
- G. Committee of Adjustments Reports**
- H1. PDD323-2003 Status Report – Central area Incentives – John Street Development Proposal (Former Rucareal Site) (File P75 DE)**
- H2. PDD324-2003 Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan (File P26 S50)**
- H3. PDD319-2003 North South Transportation Corridor Study (See Delegation E3 and Item N2)**
- I1. PDD317-2003 Sign Variance Application – North Star Homes (Rosebay Estates) – 10900 McLaughlin Road – Ward 6 (File G26SI) (See Delegation E1).**
- I2. PDD325-2003 Sign Variance Application – Monte Carlo Inn - Brampton Suites – 45 Coventry Road – Ward 9 (File G26SI)**
- I3. PDD318-2003 Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11 (File G26SI) (See Delegation E2).**
- J1. PDD326-2003 Canadian Institute of Planners Award – Pathways Master Plan (File P03 PA)**
- K. Engineering and Development Services Reports**



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- L.     PDD327-2002     Brampton Heritage Board Minutes – September 23, 2003**
- M1.   PDD328-2003     Recommendation Report – Proposed Street Name – “Father Tobin Road” – Ward 10 (File B20ST)**
- N1.   PDD329-2003     List of Referred Reports - Planning, Design and Development Committee.**
- N2.   PDD319-2003     North South Transportation Corridor Study (See Delegation E3 and Item H3)**
- O.                         Deferred Matters**
- P.                         Correspondence**
- Q1.                        Question Period**
- R.                        Public Question Period**
- S.     PDD330-2003     Adjournment**

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City Councillor Gibson, Chair

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**A. Approval of the Agenda**

PDD312-2003      That the agenda for the Planning, Design and Development Committee Meeting dated October 6, 2003, be amended to add:

Delegation:

E 3.      Mr. David Bianchi, on behalf of HARPO, re: **Status Report – North South Transportation Corridor** (File P25) (See Items H3 and N2).

Correspondence:

P 1.      Correspondence dated October 6, 2003, from Mr. Tony Romanelli, CN Rail, RCC Media & Viacom Outdoor Sign, re: **Request for Deferral - Sign Variance Application CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Delegation E2 and Item I3).

Carried

**B. Conflicts of Interest**

City Councillor Bob Callahan declared a conflict with respect to Item F3, re: Application to Amend the Official Plan and Zoning By-Law – Greg Dell & Associates/R. Chahal, as he had represented an individual who has an interest in the proposal.

City Councillor John Hutton declared a conflict with respect to Item L1. Brampton Heritage Board Minutes – September 23, 2003, Delegation Item E1. Ms. Daisy Gauni, Chair, and Mr. Kash Gauni, Director, CubeKnox Inc. (Media Division), are doing some work for his election campaign website.

**C. Consent**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F2, F3, H1, H2, I2, L1, N1)

**D. Public Meeting Reports**

D 1.      Report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated September 3, 2003, re: **Information Report – Proposed Draft Plan of Subdivision – Morton Homes – South-west corner of Chinguacousy Road and Grovewood Drive – Ward 6** (File C3W11.6).

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Members of the public present requested a presentation of the proposal.

Ms. Deborah Babulal, Development Planner, gave a presentation and outlined details of the proposal.

Ms. Sherry Besla, 12 Grovewood Drive, Brampton, questioned why a park was not included in the proposed subdivision as there are many families with young children in the area and a park would be beneficial to the community.

Mr. Mamadou Konate, 27 Farthingale Crescent, Brampton, expressed concerns regarding the lack of playgrounds and park areas in new subdivision and requested that staff review the subject proposal and reconsider the park issue.

Clarification was provided by staff that the proposed site was designated as a place of worship in the Secondary Plan and that provisions for parkland were otherwise established in the Secondary Plan in accordance with Council and the Planning Act. Staff confirmed that the issues raised at this meeting would be addressed in the Recommendation Report.

- PDD313-2003
1. That the report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated September 3, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Information Report – Proposed Draft Plan of Subdivision – Morton Homes – South-west corner of Chinguacousy Road and Grovewood Drive - Ward 6** (File C3W11.6) be received; and;
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated September 10, 2003, re: **Information Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sam Sor Enterprises Inc. – South side of Regional Road 107 and divided by the Gore Road - Ward 10** (File C9E4.11).

Members of the public present requested a presentation of the proposal.

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Ms. Kathy Ash, Manager, Development Services, gave a presentation and outlined details of the proposal.

Ms. Franka Coutillo, 20 Manswood Crescent, Brampton expressed concerns regarding the impact of the subject proposal on the Claireville Conservation Area which is considered environmentally sensitive. Density and access to the proposed subdivision were also identified as concerns. Ms. Coutillo was of the opinion that the proposal was inappropriate for the area.

Mr. Geoff Sherrin, 28 Manswood Crescent, Brampton, expressed concerns with respect to density and the size of the proposed lots, the impact of the subject proposal on the Claireville Conservation Area, access to the proposed subdivision, and traffic on The Gore Road. He indicated that he would like the nearby cemetery and parkette to remain intact and questioned whether the developer would be obligated to install any type of screening at the back of his property to prevent trespassers onto his property.

Mr. Francesco Suppa, 22 Manswood Crescent, Brampton, expressed concerns with respect to density and the size of the proposed lots, and questioned whether homeowners on Manswood Crescent with large lots would be allowed to subdivide and make changes to their properties.

Mr. Harjeet Sandhu, 9 Manswood Crescent, Brampton, questioned why all the residents of Manswood Crescent were not sent notices regarding the proposal, whether the proposal was for single family homes and the impact of the proposal on traffic on The Gore Road.

Ms. Sydney Jacobs, 26 Manswood Crescent, Brampton, advised that she is opposed to access from Manswood Crescent to the proposed development, is concerned about the impact on traffic on The Gore Road and questioned whether the easement at the back of her property will be maintained.

A member of public present questioned whether the proposed development included any provisions that would allow for warehouses. The person was requested to contact staff so that his questions could be dealt with separately.

Clarification was provided by staff that notices for public meetings were sent to property owners within 120 metres of the subject property in accordance with the requirements of the Planning Act. With respect to access to the proposed subdivision staff advised that all the comments from the Region of Peel have not been received and confirmed that the concerns of the residents raised at this meeting would be addressed in the Recommendation Report.

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- PDD314-2003
1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated September 10, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Information Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Sam Sor Enterprises Inc. – South side of Regional Road 107 and divided by the Gore Road - Ward 10** (File C9E4.11) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated September 10, 2003, re: **Information Report – Proposed Omnibus By-law – Emergency Supplies Containers on City Owned and Leased Land** (File P45GE).

No members of the public were present for this item.

- PDD315-2003
1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated September 10, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Information Report – Proposed Omnibus By-law – Emergency Supplies Containers on City Owned and Leased Land** (File P45GE) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- D 4. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated September 15, 2003, re: Information Report - **City Initiated Zoning By-Law Amendments for Institutional, Open Space, Floodplain and Agricultural Zones to Provide Consistency among the City's four Comprehensive Zoning By-laws** (File P42CO).

No members of the public were present for this item.

- PDD316-2003
1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated September 15, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: Information Report - **City Initiated Zoning By-Law Amendments for Institutional, Open Space, Floodplain and Agricultural Zones to Provide Consistency among the City's four Comprehensive Zoning By-laws** (File P42CO) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

**E. Delegations**

- E 1. Ms. Rose Humphries, Weston Consulting Group, Vaughn, re: **Sign Variance Application – North Star Homes (Rosebay Estates) – 10900 McLaughlin Road – Ward 6** (File G26SI). (See Item I1).

The applicant, Ms. Rose Humphries, Weston Consulting Group, Vaughn, indicated that the conditions of approval for the subject sign variance do not meet her client's needs. She requested Committee's reconsideration of conditions d) and e) and provided reasons for this request and details on their signage requirements.

Item I1 was brought forward and dealt with at this time.

A motion was introduced to approve the recommendations in the staff report as follows:

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- PDD317-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated August 26, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Sign Variance Application – North Star Homes (Rosebay Estates) – 10900 McLaughlin Road – Ward 6** (File G26SI) be received; and
  2. The delegation of Ms. Rose Humphries, Weston Consulting Group, Vaughn, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Sign Variance Application – North Star Homes (Rosebay Estates) – 10900 McLaughlin Road – Ward 6** (File G26SI) be received; and,
  3. That temporary approval be given for the following signage near the North Star Homes (Rosebay Estates) property located at 10900 McLaughlin Road:
    - a. one 13.38 square metres (144 square foot) ground sign;

That this approval is subject to the following conditions:

- a) a building permit shall be obtained prior to the installation of the signage;
- b) the signage shall contain information to direct individuals to the sales office;
- c) permission from the owner of the property to display the sign shall be submitted to the Building Division prior to the issuance of a permit;
- d) the existing illegal ground signs contained on the sales office property be removed prior to the erection of the approved signage;
- e) no further ground signs shall be requested for this subdivision/sales office; and,
- f) the signage shall be removed at the time of removal of the temporary sales office or by October 15, 2006, whichever comes first.

Carried

- E 2. Representative from CN Rail, RCC Media & Viacom Outdoor Sign, re: **Sign Variance Application CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Item I3).

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Mr. Tony Romanelli, CN Rail, RCC Media & Viacom Outdoor Sign, submitted correspondence dated October 6, 2003, which was circulated to Committee at the meeting, requesting a deferral of this matter to the Council Meeting of October 15, 2003.

In order that the matter is dealt with at the Committee level, a motion was introduced to defer the matter to the Planning, Design and Development Committee Meeting scheduled to be held on December 8, 2003.

Item I1 was brought forward and dealt with at this time.

- PDD318-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 22, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) be deferred to the Planning, Design and Development Committee Meeting scheduled to be held on December 8, 2003; and,
  2. That the delegation of Mr. Tony Romanelli, CN Rail, RCC Media & Viacom Outdoor Sign, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Sign Variance Application CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) be received; and,
  3. That the correspondence dated October 6, 2003, submitted by Mr. Tony Romanelli, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Request for Deferral - Sign Variance Application CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) be received.

Carried

- E 3. Mr. David Bianchi, on behalf of HARPO, re: **Status Report – North South Transportation Corridor** (File P25) (See Items H3 and N2).

Note: At the Council meeting of September 29, 2003, the following matters, re: **North South Transportation Corridor** was referred to this meeting.

Items H3, H3.A, H3.B, H3.C and H3.D are brought forward and dealt with at this time.



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- H 3. Report from J. Corbett, Director, Planning & Land Development Services, Planning, Design and Development, dated October 2, 2003, re: **Status Report – North South Transportation Corridor** (File P25) (See Referred Item N2).
- A. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated September 5, 2003, re: **Status Report – North South Transportation Corridor Study** (File P25)
- B. Report and By-law Report from J. Marshall, Commissioner of Planning, Design and Development, dated September 23, 2003, re: **Interim Control By-law – North South Transportation Corridor** (File P25)
- C. Correspondence to Mayor Fennell from Mayor Seglins, Town of Caledon, dated September 29, 2003, re: **City of Brampton North-South Transportation Corridor Protection Strategy – Impacts on the Town of Caledon** (File P25)

The following new correspondence was received October 3, 2003:

- D. Correspondence from Mr. Patrick Moyle, C.A.O., Town of Caledon, dated October 2, 2003, re: **City of Brampton, North-South Transportation Corridor Study** (File P25).

A motion was introduced to approve the staff recommendation of report dated October 2, 2003, as amended to revise the wording in Clause #3 to read as follows:

“That the Province of Ontario and the Ministry of Transportation be strongly urged to expedite the finalization of the North-South/East-West Corridor Needs Assessment Study within the initial one-year time frame of the Interim Control By-Law in order to resolve the disposition of the north-south facility in terms of timing, jurisdiction, preferred alignments and funding mechanisms; and further, that the Ministry of Transportation be requested to combine the Needs Assessment within the overall Environmental Assessment process;”

Mr. David Bianchi, on behalf of HARPO, indicated that he supports the motion. However, he advised that the matter had been discussed at an earlier meeting with staff on October 6, 2003, and that the subject motion differs from what was agreed to at that meeting and questioned why he was not informed of the amendment to the recommendations. Staff advised that the changes in the subject motion were minor in nature but due to time constraints they were unable to contact all the affected parties before the meeting.

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Mr. Bianchi, also questioned why there was no mention of a provincial highway within the corridor. He indicated that the iTrans Study conducted on the north-south transportation corridor has not been made available to him and requested assurance that all his concerns will be fully reviewed.

Staff acknowledged that they are aware of HARPO's needs to have approval of the draft secondary plan for the remaining Bram West lands before January 30, 2004 but advised that this is the beginning of a potentially long process which involves extensive public consultation.

Committee held a discussion on this matter, asked questions of staff and considered the following motion:

- PDD319-2003            1.     That the report from J. Corbett, Director, Planning & Land Development Services, Planning, Design and Development, dated October 2, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Status Report – North South Transportation Corridor** (File P25) be received; and,

Whereas the Transportation Study component pertaining to the North-West Boundary Study and assessments undertaken by the Ministry of Transportation of Ontario have determined that a major/high order north-south transportation corridor is required to serve development in north-west Brampton and the western GTA; and,

Whereas this higher order transportation corridor is required together with the full build out of all other components of the road network in west Brampton in order to facilitate the development of the north-west Brampton Urban Expansion area; and

Whereas there are no other opportunities to provide the needed transportation capacity that is necessary to secure the immediate and long term road network needs for the development of north-west Brampton for urban purposes; and,

Whereas a policy requirement of Council's on-going Growth Management Program is to secure needed road infrastructure in a co-coordinated manner with planning approvals.

Therefore, It Is Resolved:

1.     That the Corridor Protection Area outlined on Exhibit 1 to the staff report dated October 2, 2003, be endorsed;

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2. That staff be directed to implement the North-South Corridor Protection Strategy including the drafting of amendments to the Official Plan, the existing Bram West Secondary Plan and Comprehensive Zoning By-Law 151-88 and that an Interim Control By-Law amendment be presented to the City Council meeting of October 15, 2003;
3. That the Province of Ontario and the Ministry of Transportation be strongly urged to expedite the finalization of the North-South/East-West Corridor Needs Assessment Study within the initial one-year time frame of the Interim Control By-Law in order to resolve the disposition of the north-south facility in terms of timing, jurisdiction, preferred alignments and funding mechanisms; and further, that the Ministry of Transportation be requested to combine the Needs Assessment within the overall Environmental Assessment process;
4. That the Regions of Peel and Halton be requested to implement similar corridor protection strategies for the North-South Transportation Facility in their respective Official Plans and related documents;
5. That once the Needs Assessment has been completed for the East-West/North South facilities by the Ministry of Transportation, and the Province identifies a clear east-west corridor for protection in Caledon, staff be directed to report back to City Council with respect to any implications affecting Brampton;
6. That staff be directed to monitor and assess the impact of all development proposals within the Corridor Protection Area in the Town of Halton Hills that would potentially impact on the ultimate construction of the north-south facility.
7. That staff be directed to consider the implications for the implementation of the north-south corridor in terms of land acquisition as part of the development approvals process and the review of the City's Development Charge By-Law (should it be determined that the north-south facility be developed under local jurisdictions) to accommodate development in North West Brampton;

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8. That the City Clerk forward a copy of the staff report dated October 2, 2003, to the Ministry of Transportation (Urban Planning Office), the Regional Municipalities of Peel and Halton and the area municipalities of Mississauga, Caledon, Milton and Halton Hills;
9. That staff be directed to submit the proposed interim control by-law to the Council meeting of October 15, 2003 for enactment.
10. That staff be directed to continue to a) expedite the north-west urban boundary expansion studies to provide the planning justification for the designation of these lands for urban purposes b) commence studying the staged implementation of needed infrastructure within the context of the Growth Management Program for all of north-west Brampton in parallel to the necessary transportation studies;
11. That in accordance with previous Council direction staff continue to expedite the completion of all necessary studies such that a Recommendation Report with respect to the Urban Boundary Expansion Study be presented to Planning, Design and Development Committee in February of 2004; and,
12. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated September 5, 2003, to the Planning, Design and Development Committee Meeting of September 22, 2003, re: **Status Report – North South Transportation Corridor Study** (File P25) be received; and,
13. That the report and By-law report from J. Marshall, Commissioner of Planning, Design and Development, dated September 23, 2003, to the Planning, Design and Development Committee Meeting of September 29, 2003, re: **Interim Control By-law – North South Transportation Corridor** (File P25) be received; and,
14. That the correspondence to Mayor Fennell from Mayor Seglins, Town of Caledon, dated September 29, 2003, to the Planning, Design and Development Committee Meeting of September 29, 2003, re: **City of Brampton North-South Transportation Corridor Protection Strategy –**

**Impacts on the Town of Caledon** (File P25) be received;  
and,

15. That the correspondence from Mr. Patrick Moyle, C.A.O., Town of Caledon, dated October 2, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **City of Brampton, North-South Transportation Corridor Study** (File P25) be received;  
and,
16. That the delegation of Mr. David Bianchi, on behalf of HARPO, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Status Report – North South Transportation Corridor** (File P25) be received.

Carried

**F. Development Team Reports**

- \* F 1. Report from K. Ash, Manager o Development Services, and T. Goodeve, Development Planner, Planning, Design and Development, dated September 25, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – 1223578 Ontario Ltd. (Senator Homes) – North side of Bovaird Drive, between Heart Lake Road and the Future Highway 410 Extension – Ward 10** (File C3E12.9).

- PDD320-2003
1. That the report from K. Ash, Manager o Development Services, and T. Goodeve, Development Planner, Planning, Design and Development, dated September 25, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – 1223578 Ontario Ltd. (Senator Homes) – North side of Bovaird Drive, between Heart Lake Road and the Future Highway 410 Extension – Ward 10** (File C3E12.9) be received;  
and
  2. That prior to the adoption of the Official Plan amendment, outstanding final comments and/or conditions of draft plan approval from Hydro One Networks Inc., Enbridge Consumers Gas, the Region of Peel, the Toronto and Region Conservation Authority, the Peel District School Board, the Dufferin-Peel Catholic District School Board, Conseil scolaire de district catholique Centre-Sud, Bell Canada, Canada Post, and internal

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City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the Official Plan amendment shall be approved and in force;
4. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
5. That prior to the issuance of draft plan approval, the "Functional Servicing Report - Discovery Phase III - 1223578 Ontario Ltd.", dated July 2003, prepared by Schaeffers Consulting Engineers, submitted in support of the proposal shall be revised by the proponent to reflect the latest proposed draft plan, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;
6. That prior to the issuance of draft plan approval, the report entitled "Water Balance Analysis - Discovery Phase III", dated July 2003, prepared by Schaeffers Consulting Engineers, submitted in support of the proposal shall be revised by the proponent to reflect the latest proposed draft plan, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;
7. That prior to the issuance of draft plan approval, the preliminary noise feasibility report entitled "Noise Feasibility for Draft Plan of Subdivision 21T-00001B, 'Discovery Phase 3, City of Brampton'", dated July 16, 2003, prepared by Aercooustics Engineering Limited, submitted in support of the proposal shall be revised by the proponent to reflect the latest proposed draft plan (including details concerning noise mitigation measures to achieve appropriate indoor/outdoor levels for future development on High Density Residential Block 48, as well as buffer requirements to ensure that noise levels for the rear yard amenity area of units located within townhouse Block 34 do not exceed 60 dBA), to the satisfaction of the Director of Planning and Land Development Services;
8. That prior to the issuance of draft plan approval, the modified report entitled "Traffic Impact Study for Discovery Phase III", dated March 2001, prepared by Mark Engineering, submitted in support of the proposal shall be revised by the proponent to reflect

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the latest proposed draft plan, to the satisfaction of the Director of Engineering and Development Services. In this regard, the study shall include an evaluation of intersection operations over the short-term time horizon (pre-Highway 410 extension);

9. That prior to the issuance of draft plan approval, the environmental study entitled “1223578 Ontario Limited - Discovery III Development - Environmental Analysis”, dated July 2000, prepared by Dillon Consulting Limited, together with the supplement entitled “Discovery III: Boundaries and Buffer Rationale for North Wetland Pocket”, dated April 2001, prepared by Dillon Consulting Limited, submitted in support of the proposal shall be revised by the proponent to reflect the latest proposed draft plan, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;
10. That prior to the issuance of draft plan approval, any necessary revisions identified by the City to be undertaken to the geotechnical study entitled “A Report to Discovery III Developments Limited - A Soil Investigation for Proposed Residential Subdivision Senator Homes Discovery Phase III”, dated September 2000, prepared by Soil-Eng Limited, submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Toronto and Region Conservation Authority;
11. That prior to the issuance of draft plan approval, a light illumination study satisfactory to the Director of Planning and Land Development Services shall be submitted for review and approval by the City;
12. That prior to the issuance of draft plan approval, a further addendum to the Architectural Review Guidelines for Discovery Village, dated February 5, 1998, prepared by John G. Williams Ltd., Architect, shall be prepared by the proponent to reflect the latest proposed draft plan for Discovery Phase III, to the satisfaction of the Director of Planning and Land Development Services and the Director of Community Design, Parks Planning and Development. This detailed addendum to the urban design guidelines shall include details with respect to the development of High Density Residential Block 48 for apartment dwellings units (including guidelines to ensure that noise levels from adjacent roads are appropriately mitigated, in accordance with Aercooustic’s noise analysis). To assist in this regard, a concept site development plan demonstrating how the proposed high density residential

component of the plan may be developed shall be submitted in conjunction with the addendum;

13. That prior to the issuance of draft plan approval the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having streetnames which have been approved by the City and the Region of Peel;
14. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
15. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
16. That the Springdale Transportation Development Cap be increased by 357 residential dwelling units to accommodate the proposed plan, in recognition of the delivery to MTO of lands owned by the applicant that are required to proceed with the extension of Highway No. 410;
17. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law;
18. That staff be authorized to issue the notice of draft plan approval at such time as all conditions approved by Council be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff; including, but not limited to, the following:
    - (i) any and all red-line revisions to the lotting fabric and/or road network in proximity to the northerly boundary of the subject plan that are necessary to ensure a seamless interface along the shared boundary between the subject lands and plan 21T-95028B abutting to the north;



- (ii) any and all red-line revisions to the size, width, and/or configuration of wetland buffer Blocks 36, 37, and 50 necessary to ensure that an appropriate level of protection through distance separation is provided for wetland blocks 35 and 49, and also the designated wetland (PSW 29) on abutting lands to the north;
- (iii) any and all red-line revisions to the lotting fabric (including buffers) and/or road network of the subject plan that are necessary to ensure that: (a) the projected outdoor noise levels associated with the Highway 410 extension do not exceed 60dBA for the rear yard amenity area for the first 'layer' of lots/blocks adjacent to Highway 410; (b) the projected outdoor noise levels associated with Heart Lake Road do not exceed 55 dBA for the rear yard amenity area for the first 'layer' of lots/blocks adjacent to Heart Lake Road; (c) the projected outdoor noise levels associated with the Highway 410 extension do not exceed 60dBA for the rear yard amenity area of units located within townhouse Block 34; and (d) the projected outdoor noise levels associated with Highway 410, Heart Lake Road and/or Bovaird Drive do not exceed 60dBA for the outdoor amenity area(s) of development located on High Density Block 48;
- (iv) re-label street townhouse Blocks 21, 22, 27, 28 and 33 as 'Future Development' Blocks 21, 22, 27, 28 and 33, respectively;
- (v) extend Future Development Blocks 21 and 27 westerly to buffer Block 44, leaving Street 'E' as two separate, unconnected road segments;
- (vi) split street townhouse Block 26 into two separate Blocks, with the easterly Block consisting of a four-unit townhouse block (retaining the label of 'Block 26'), and the newly created westerly block labeled as 'Future Development Block 52';
- (vii) delete the conceptual site plan layout shown for the proposed apartment complex on High Density Residential Block 48;
- (viii) extend Street 'A' easterly through to Street 'C', having a road right-of-way width of 17.0 metres;
- (ix) delete details showing the "Future Heart Lake Road Diversion";
- (x) delete Highway 410 right-of-way Block 40 and revise the key plan accordingly;

- (xi) show Street 'D' extending north of the intersection of Street 'A' under the same name, i.e., as a continuation of Street 'D', rather than as part of Street 'B';
  - (xii) the corner roundings at the northeast and northwest corners of the intersection of Streets 'A' and 'B' shall be increased to 7.5 metres from 5.0 metres;
  - (xiv) extend the southerly end of Buffer Block 42 by adding a 0.3 metre wide spur along the diagonal of the daylight triangle at the northeast corner of the intersection of Street 'A' and Heart Lake Road;
  - (xv) extend the northerly end of Buffer Block 43 by adding a 0.3 metre wide spur along the diagonal of the daylight triangle at the southeast corner of the intersection of Street 'A' and Heart Lake Road;
  - (xvi) extend the southerly end of Buffer Block 44 by adding a 0.3 metre wide spur along the diagonal of the daylight triangle at the northeast corner of the intersection of Street 'C' and Heart Lake Road;
  - (xvii) the 'throat' of Street 'A' where it intersects with Heart Lake Road shall be shown having a right-of-way width of 23.0 metres for the first 15.0 metres in from the intersection;
  - (xviii) the 'throat' of Street 'C' where it intersects with Heart Lake Road shall be shown having a right-of-way width of 23.0 metres for the first 15.0 metres in from the intersection, then tapering to 17.0 metres wide;
  - (xix) show a 0.3 metre reserve where High Density Block 48 abuts Heart Lake Road, and label as 0.3 metre reserve Block 53;
  - (xx) re-label open space Block 37 as "Wetland Buffer" Block 37, and open space buffer Blocks 36 and 50 as "Wetland Buffer" Blocks 36 and 50, respectively;
2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, with the following conditions to be included:
- (i) The applicant shall support an appropriate amendment to the zoning by-law to permit the development of these lands in accordance with the draft approved plan of subdivision, including

provisions which: (a) place all lands within open space wetland Blocks 35 and 49 in an appropriate open space (floodplain) zone category which has the effect of prohibiting structural encroachment; (b) place an 'H' holding symbol on high density Block 48 and Future Development Blocks 21, 22, 27, 28, 33 and 52, with the lifting of the 'H' contingent upon appropriate arrangements being made for the re-alignment of Heart Lake Road (to the satisfaction of the City); and, (c) require all permanent buildings, structures and excavations, including roads and parking areas, to be located at least 14.0 metres from the limits of the Highway 410 right-of-way.

- (ii) The lighting control measures recommended by the light illumination report to mitigate spillover effects shall be implemented to the satisfaction of the City of Brampton and the Ministry of Transportation (MTO), at the sole expense of the owner.
- (iii) The applicant shall provide detailed landscape plans, to the satisfaction of the City, for the development of Open Space Wetland Blocks 35 and 49, Wetland Buffer Blocks 36, 37 and 50, Open Space Blocks 38 and 51, Parkette Block 39, and Buffer Block 41. With respect to Block 41, a landscaped berm (to be constructed at a 3:1 slope) shall be provided. In terms of the design of the berm, the landscape plans for Block 41 shall provide for a random series of crescent-shaped retaining walls to be cut into the berm's western flank, to allow the height of the berm to be increased at these locations (thereby providing an undulating ridge-line for the berm). The berm on Block 41 shall also be subject to an enhanced treatment in terms of vegetative planting, to the satisfaction of the City.
- (iv) High Density Residential Block 48 shall only be developed in conjunction with abutting lands to the west, which at a minimum shall consist of all parts of the easterly half of the existing road right-of-way for Heart Lake Road abutting High Density Residential Block 48, Wetland Buffer Block 50, Wetland Block 49, and/or Open Space Block 51 made surplus by the stopping up and closure of Heart Lake Road south of its future re-alignment as

the Heart Lake Road By-pass, as determined to the satisfaction of the City. In this regard, the applicant shall place Block 48 in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within one year of the issuance of any building permit for any dwelling on the plan.

- (v) In the event that the ultimate alignment of Heart Lake Road diverges north of Street 'C', interim access arrangements for High Density Residential Block 48 (to allow it to be developed in the absence of other access routes) shall be maintained via the existing alignment of Heart Lake Road, albeit as a private driveway along the easterly half of the former Heart Lake Road right-of-way (which shall be acquired by the applicant from the City). In this regard, the applicant shall agree to undertake, at their sole expense, re-construction to 'down-grade' the road right-of-way (including any portion retained by the City) from its current cross-section to that of a private driveway, to the satisfaction of the City and the Toronto and Region Conservation Authority. In addition, upon any alternative access route from abutting lands to the west subsequently becoming available (as deemed appropriate by the City), the applicant shall agree to remove the interim access by gratuitously conveying the driveway right-of-way back to the City, in a condition satisfactory to the City, after re-instating it as a wetland, thereby linking Provincially Significant Wetlands 31 and 32 of the Heart Lake Wetland Complex as a single wetland feature.
- (vi) Until such time as the ultimate future re-alignment of the Heart Lake Road By-pass has been determined to the satisfaction of the City, the development of Future Development Blocks 21, 22, 27, 28, 33 and 52 shall be held in abeyance, save and except for the construction of a temporary road connection over Blocks 21 and 27 between the two legs of Street 'E'. Further, in the event that the ultimate alignment of Heart Lake Road diverges north of Street 'C' (thereby leaving a wedge of intervening land between the new road right-of-way and the subject plan), Blocks 21, 22, 27, 28, 33 and

52 shall only be developed in conjunction with the intervening lands to the west. In light of the foregoing, the applicant shall place Blocks 21, 22, 27, 28, 33 and 52 in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within one year of the issuance of any building permit for any dwelling on the plan.

- (vii) A temporary road connection shall be provided linking the westerly terminus of the southerly segment of Street 'E' to the westerly terminus of the northerly segment of Street 'E', in a location and of a design satisfactory to the City. The temporary road connection shall remain in place until the ultimate future re-alignment of the Heart Lake Road By-pass has been determined and the permanent road connection linking the two segments of Street 'E' has been completed to the satisfaction of the City (for gratuitous conveyance to the City), whereupon the applicant shall remove any remaining portions of the temporary road connection and reinstate the lands traversed by the temporary road to the satisfaction of the City.
  - (viii) The road widening, Block 45, shall be gratuitously dedicated to the City of Brampton on the final plan. In this regard, Block 45 shall have a width which when combined with the existing right-of-way of Heart Lake Road, shall equal 15.0 metres from the centre-line of the original road allowance.
19. That any decision of Council for the approval of the concurrent rezoning application be considered null and void and a new development application will be required, unless a zoning by-law is passed within 36 months of Council's approval of this recommendation with respect to the proposed draft plan of subdivision and application to amend the Official Plan and Zoning By-law.

Carried

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- \* F 2. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated October 6, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Senwood Developments Inc. – West side of McLaughlin Road between Wanless Drive and Sandalwood Parkway West – Ward 6** (File C2W15.7).

- PDD321-2003
1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated October 6, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Senwood Developments Inc. – West side of McLaughlin Road between Wanless Drive and Sandalwood Parkway West – Ward 6** (File C2W15.7) be received; and,
  2. That prior to the issuance of draft plan approval, the City shall be satisfied that connections to an adequate stormwater management facility can be achieved and that road connections are available;
  3. That prior to the issuance of draft plan approval, the applicant shall enter into a Letter of Undertaking satisfactory to the City to make available the right of way and any other physical, legal, and administrative matters needed from the owners to facilitate the construction of Queen Mary Drive through their lands, and other infrastructure as required for co-ordination with surrounding developments;
  4. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  5. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from any circulated internal departments and external agencies shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

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6. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis Study satisfactory to the Commissioner of Planning, Design and Development shall be submitted to the City in support of the latest proposed draft plan dated revised June 10, 2003 for review and approval by the City;
7. That prior to the issuance of draft plan approval, the applicant shall submit a vegetation assessment to the satisfaction of the City;
8. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;
9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;
10. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;
11. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
12. That staff be authorized to issue the notice of draft plan approval at such time as all conditions approved by City Council be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  - (i) Any necessary red-line revisions to the draft plan identified by staff: and,
  - (ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

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13. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

- \* F 3. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated August 20, 2003, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Greg Dell & Associates/R. Chahal – North-west corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10** (File C5E11.17).

City Councillor Bob Callahan declared a conflict with respect to Item F3, re: Application to Amend the Official Plan and Zoning By-Law – Greg Dell & Associates/R. Chahal, as he had represented an individual who has an interest in the proposal.

- PDD322-2003
1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated August 20, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – Greg Dell & Associates/R. Chahal – North-west corner of Peter Robertson Boulevard and Sunny Meadow Boulevard – Ward 10** (File C5E11.17) be received; and,
  2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
    - (1) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
      - a. Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;



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- b. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
  - c. The owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy;
  - d. The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - e. The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
  - f. The owner/developer shall supply install and maintain a central mail facility for each business or unit within the medical office building;
  - g. The owner shall provide on site waste collection through a private waste hauler;
  - h. All refuse facilities shall be stored within the building;
  - i. All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
  - j. Restaurant refuse storage shall be enclosed in a climate controlled area within a building.
  - k. The owner shall provide a 1.8 metre high masonry wall along the adjacent residential properties; and,
  - l. A full moves access from Peter Robertson Boulevard will not be permitted.
- (2) Prior to the enactment of the zoning by-law, the applicant shall prepare and submit urban design guidelines to the satisfaction of the City which shall include the following design elements:
- a) High quality architectural and landscape treatment shall be provided. Architectural design features and landscape treatments shall highlight the corner elements of the proposed building and property at Peter Robertson Boulevard and Sunny Meadow Boulevard;
  - b) Articulation of principal entrances to the site. The use of canopies and/or arcades for weather protection especially at principal entrances (i.e., canopies cantilevers, awnings, arcades, etc.) are encouraged.
  - c) Barrier free pedestrian connections between the main building entrance, the public sidewalk and designated parking areas;
  - d) The built form and landscape design shall complement and harmonize building setbacks and heights on adjacent properties.

- e) Landscape treatment shall:
    - screen all parking, loading and other service areas
    - define spaces, edges, gateways, circulation routes and visual terminuses;
    - provide a consistent design identity for the area;
    - create comfortable and scaled environments;
    - define the overall design theme for the development;
    - express the municipal Flower City Strategy;
    - create attractive streetscapes and views;
    - organize larger parking areas into smaller spaces
  - f) The expression of municipal image initiatives such as the 'Flower City Strategy'. This could be accomplished through the strategic integration of floral images into the overall 'community' fabric including:
    - The integration of floral expression into community building elements (i.e., gateways/entrances edges, pathways, parks and streetscapes); and,
    - The use of flowering plant material to complement the overall image of the development and its component parts.
- (3) The Official Plan Amendment shall amend the Sandringham-Wellington Secondary Plan to redesignate the subject property from 'Institutional' to 'Service Commercial (Office)' to permit the subject lands to be used for medical offices and retail purposes;
- (4) The zoning by-law amendment shall amend comprehensive By-Law 151-88, as amended, to rezone the subject property from 'Institutional One (I1)' to a special section 'Service Commercial (SC)' zone containing the following:
- a) shall only permit the following uses:
    - 1) offices for a physician, dentist or drugless practitioner;  
a retail establishment having no outside storage;
    - 2) a dry cleaning and laundry distribution station;
    - 3) a personal service shop; and,
    - 4) a takeout restaurant.
  - b) Shall be subject to the following requirements and restrictions:

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- 1) the following purposes shall not be permitted:
  - (i) an adult entertainment parlour;
  - (ii) an adult video store;
  - (iii) a pool hall;
  - (iv) an amusement arcade;
  - (v) a temporary open air market;
  - (vi) a motor vehicle repair shop;
  - (vii) a motor vehicle body shop;
  - (viii) no storage of goods and materials outside a building; and,
  - (ix) a drive-through facility.
- 2) Minimum Interior Side Yard Width: 40 metres
- 3) Minimum Rear Yard Depth: 40 metres
- 4) Minimum Exterior Side Yard Width: 3.0 metres
- 5) Maximum Exterior Side Yard Width: 15.0metres
- 6) Minimum Lot Width: 35.0 metres
- 7) Minimum Landscaped Open Space: A minimum 3.0 metre wide landscaped open space strip shall be provided along all property boundaries except at approved access locations.
- 8) The maximum building height shall be three storeys.
- 9) The uses permitted by a)(2), a)(3) and a)(4) shall not exceed a cumulative gross floor area of 850 square metres.
- 10) The maximum gross floor area of a take-out restaurant shall be 150 square metres.
- 11) A minimum of 2,600 square metres of gross floor area shall be used for offices of a physician, dentist or drugless practitioner.
- 12) Restaurant refuse storage shall be enclosed in a climate controlled area within the building
- 13) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- 14) shall also be subject to the requirements and restrictions relating to the SC Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

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3. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 of the Council approval of this recommendation.

Carried

**G. Committee of Adjustment Reports -nil**

**H. Policy Planning Reports**

- \* H 1. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated September 18, 2003, Re: **Status Report – Central area Incentives – John Street Development Proposal (Former Rucareal Site)** (File P75 DE).

- PDD323-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated September 18, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, Re: **Status Report – Central area Incentives – John Street Development Proposal (Former Rucareal Site)** (File P75 DE) be received; and,
  2. That staff be given direction to hold a public meeting to consider reinstating the John Street proposal as part of the Development Incentive Grant Program, that it be held on December 8, 2003, in accordance with City Council procedures, and that the method of notification be by way of a newspaper advertisement in the Brampton Guardian; and,
  3. That staff be directed to report back to Planning, Design and Development Committee with results of the public meeting and a staff recommendation.

Carried

- \* H 2. Report from D. Waters, Manager, Land Use Policy and J. Hogan, Policy Planner, Planning, Design and Development, dated September 22, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50).

- PDD324-2003
1. That the report from D. Waters, Manager, Land Use Policy and J. Hogan, Policy Planner, Planning, Design and Development, dated September 22, 2003, to the Planning, Design and Development

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Committee Meeting of October 6, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) be received; and,

2. That a public meeting be held on December 8, 2003 with respect to amending the Brampton Official Plan with respect to the Vales of Humber Secondary Plan Area and that the public meeting be held in accordance with City Council procedures; and,
3. That staff be directed to present the attached draft official plan amendment at the public meeting and circulate it to the Region of Peel, Town of Caledon, City of Vaughan and other commenting agencies for their review; and,
4. That subject to the results of the public meeting and the document circulation, staff be directed to submit the draft official plan amendment and associated Growth Management Implementation Strategy for the Vales of Humber to City Council for adoption.

Carried

- H 3. Report from J. Corbett, Director, Planning & Land Development Services, Planning, Design and Development, dated October 2, 2003, re: **Status Report – North South Transportation Corridor** (File P25) (See Referred Item N2).
- (A) Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated September 5, 2003, re: **Status Report – North South Transportation Corridor Study** (File P25)
  - (B) Report and By-law Report from J. Marshall, Commissioner of Planning, Design and Development, dated September 23, 2003, re: **Interim Control By-law – North South Transportation Corridor** (File P25)
  - (C) Correspondence to Mayor Fennell from Mayor Seglins, Town of Caledon, dated September 29, 2003, re: **City of Brampton North-South Transportation Corridor Protection Strategy – Impacts on the Town of Caledon** (File P25)
  - (D) Correspondence from Mr. Patrick Moyle, C.A.O., Town of Caledon, dated October 2, 2003, re: **City of Brampton, North-South Transportation Corridor Study** (File P25)

**Dealt with under Delegation Item E3, Recommendation PDD319-2003**

**I. Building and Zoning Reports**

- I 1. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated August 26, 2003, re: **Sign Variance Application – North Star Homes (Rosebay Estates) – 10900 McLaughlin Road – Ward 6** (File G26SI) (See Delegation E1).

**Dealt with under Delegation Item E1, Recommendation PDD317-2003**

- \* I 2. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 26, 2003, re: **Sign Variance Application – Monte Carlo Inn - Brampton Suites – 45 Coventry Road – Ward 9** (File G26SI)

- PDD325-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 26, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Sign Variance Application – Monte Carlo Inn - Brampton Suites – 45 Coventry Road – Ward 9** (File G26SI) be received; and,
  2. That approval be given for the following signage for the Monte Carlo Inn – Brampton Suites located at 45 Coventry Road:
    - a) one 5.5 square metres (60 square foot) illuminated wall sign on the second storey of the east elevation of the building;
    - b) one 2.43 square metres (8 foot) high illuminated logo above the fourth storey of the east elevation of the building
    - c) one 6.68 square metres (71.89 square foot) illuminated wall sign of individual letters above the fourth storey of the east elevation of the building; and,
    - d) one 3.81 square metres (41 square foot) illuminated wall sign of individual letters above the fourth storey of both north and south elevations of the building; and,
- . That this approval is subject to the following conditions:
- 1) a building permit shall be obtained prior to the installation of the signage; and,
  - 2) no further wall signs shall be requested for the building.

Carried

- I 3. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 22, 2003, re: **Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Delegation E2).

**Dealt with under Delegation Item E2, Recommendation PDD318-2003**

**J. Community Design - Parks Planning and Development Reports**

- J 1. Report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development, dated October 6, 2003, re: **Canadian Institute of Planners Award – Pathways Master Plan** (File P03 PA).

Mr. K. Walsh, Director, Community Design, Parks Planning and Development announced that at the Canadian Institute of Planners (CIP) Conference held in Nova Scotia in July 2003, the City of Brampton was granted the CIP Award, for “Planning Excellence” in the category of Implementation for the Pathways Master Plan.

A video was presented that featured the City of Brampton Pathways Master Plan at the CIP Award for Planning Excellence in the category of “Implementation”.

Committee congratulated staff on winning the CIP Award for Planning excellence in the category of “Implementation”. They recognized the contributions and initiatives by Mr. Don Gordon, during his tenure as Commissioner of Community Services and suggested that a form of recognition be given to him by this Council for having taken the initiative for the realization of the Pathways Master Plan.

The following motion was considered:

- PDD326-2003
1. That the report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development, dated October 6, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Canadian Institute of Planners Award – Pathways Master Plan** (File P03 PA) be received; and,
  2. That the video presentation by K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Canadian Institute of Planners Award – for Planning Excellence in the Implementation of the Parkways Master Plan** be received.

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3. That Mr. Don Gordon, former Commissioner of Community Services, be recognized by this Council for his contributions and initiatives to the Pathways Master Plan during his tenure as Commissioner of Community Services.

Carried

**K. Engineering and Development Services Reports - nil**

**L. Minutes**

**\* L 1. Brampton Heritage Board Minutes – September 23, 2003**

City Councillor John Hutton declared a conflict with respect to Item L1. Brampton Heritage Board Minutes – September 23, 2003, Delegation Item E1. Ms. Daisy Gauni, Chair, and Mr. Kash Gauni, Director, CubeKnox Inc. (Media Division), are doing some work for his election campaign website.

PDD327-2002 That the **Minutes of the Brampton Heritage Board Meeting of September 23, 2003**, to the Planning, Design and Development Committee Meeting of October 6, 2003, Recommendations HB121-2003 to HB135-2003, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB121-2003 That the agenda for the Brampton Heritage Board Meeting of September 23, 2003 be approved, as amended, to add:

K 2. Discussion re: **Sign Permit Application for a Designated Heritage Property – St. Andrew’s Presbyterian Church, 44 Church Street East – Ward 5** (File G33).

HB122-2003 That the Minutes of the Brampton Heritage Board Meeting of August 12, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, be received.

HB123-2003 That the delegations of Ms. Daisy Gauni, Chair, and Mr. Kash Gauni, Director, CubeKnox Inc. (Media Division), to the Brampton Heritage Board Meeting of September 23, 2003, re: **Request for Funding for the Production of a Documentary Film on the Churchville Heritage Conservation District** (File G33) be **deferred** to a Brampton Heritage Board Meeting in October 2003 to



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allow time for the delegates to provide additional information on their proposal to include a budget breakdown, probable funding sources, film ownership, distribution plan, and all other applicable details to assist the Board in responding to this request for funding.

- HB124-2003 That the verbal report from Members of the Brampton Heritage Board and staff, to the Brampton Heritage Board Meeting of September 23, 2003, re: **2003 Annual Meeting of the Joint LACACs of Peel hosted by the Brampton Heritage Board on Friday, September 12, 2003** (File G33) be received.
- HB125-2003 That the suggested funding allocations put forward by the Brampton Heritage Board at its meeting of September 23, 2003 be referred to staff for inclusion in the 2004 budget submission for the Brampton Heritage Board.
- HB126-2003 That the **Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of August 12, 2003**, to the Brampton Heritage Board Meeting of September 23, 2003, be received; and,
- That Mr. Bob Crouch, Co-Chair, Brampton Heritage Board, participate in the Sesquicentennial Scavenger Hunt as one of the judges.
- HB127-2003 That the verbal report from Mr. Jim Leonard, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of September 23, 2003, re: **Update on Road Work at the Intersection of Church and Victoria Streets in the Churchville Heritage Conservation District** (File G33) be received; and,
- That the Works and Transportation Department be requested to ensure that the contractors undertaking the road work at the aforementioned intersection restore Church and Victoria Streets to their pre-existing width and that chip and tar topping be applied to the roads as part of the fall project.
- HB128-2003 That the correspondence from Community Heritage Ontario, dated August 12, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, re: **Workshop/Symposium – Establishing Heritage Conservation Districts – Saturday, September 23, 2003 – Ajax, Ontario** (File G33) be received.

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- HB129-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated September 2, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, re: **Heritage North Grenville Workshop – “If Our Barns Could Talk” – Saturday, September 27, 2003 – Oxford Mills, Ontario** (File G33) be received.
- HB130-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated September 15, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, re: **Heritage Events – National Historic Sites Alliance of Ontario Conference – Tuesday, October 7, 2003 – Sharon, Ontario and Ontario Heritage Foundation Natural Heritage Easement Workshop – “Beyond the Basics” – Tuesday, October 7, 2003 – Toronto, Ontario** (File G33) be received.
- HB131-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated September 11, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, re: **Ministry of Culture/Community Heritage Ontario/Heritage Woodstock Information Session on New Heritage Initiatives – Thursday, October 23, 2003 – Woodstock, Ontario** (File G33) be received.
- HB132-2003 That the correspondence (e-mail) from Ms. Heather Thomson, Municipal Heritage Committee Advisor, Ministry of Culture, dated September 2, 2003, to the Brampton Heritage Board Meeting of September 23, 2003, re: **University of Waterloo Heritage Resources Centre Workshop – “Understanding the OMB” – Saturday, October 25, 2003 – Waterloo Ontario** (File G33) be received.
- HB133-2003 That the Summer 2003 edition of **“Acorn”, the Journal of the Architectural Conservancy of Ontario** (File G33), to the Brampton Heritage Board Meeting of September 23, 2003, be received.
- HB134-2003 Whereas an application for a sign permit has been submitted for St. Andrew’s Presbyterian Church, 44 Church Street East, Ward 5, a significant designated heritage property; and,
- Whereas, in the opinion of the Brampton Heritage Board on the advice of staff, the signage being requested for this property is not entirely complimentary to the heritage and architectural features of the Church; and,

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Whereas staff of the Planning, Design and Development Department has been working with the Church with respect to their choice of design and materials for their signage; and,

Whereas the Church has some concerns that the design and materials being proposed by staff will have an impact on the costs and maintenance requirements for the signage;

Therefore Be It Resolved that staff be requested to offer design assistance at no cost to St. Andrew's Presbyterian Church to assist them in developing a signage proposal that is more suitable to the historic nature of this property.

HB135-2003 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, October 21, 2003, at 7:00 p.m., or at the call of the Chair.

Carried

**L 2. Education Liaison Committee Minutes – nil**

**M. Other/New Business**

M 1. Report from C. Horan, Administrative Assistant, Planning, Design and Development, dated September 23, 2003, re: **Recommendation Report – Proposed Street Name – “Father Tobin Road” – Ward 10** (File B20ST).

- PDD328-2003
1. That the report from C. Horan, Administrative Assistant, Planning, Design and Development, dated September 23, 2003, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Recommendation Report – Proposed Street Name – “Father Tobin Road” – Ward 10** (File B20ST) be received; and,
  2. That staff be directed to use the name “Father Tobin Road” as a street name for the east-west collector road within Secondary Plan 28.

Carried

**N. Referred Matters**

\* N 1. **List of Referred Reports – Planning, Design And Development Committee**

PDD329-2003 That the list from the City Clerk's Office, to the Planning, Design and Development Committee Meeting of October 6, 2003, re: **Referred Reports of the Planning, Design and Development Committee** be received.

Carried

**N 2. North South Transportation Corridor Study**

**Dealt with under Delegation E3, Recommendation PDD319-2003.**

**O. Deferred Matters – nil**

**P. Correspondence**

- P 1. Correspondence dated October 6, 2003, from Mr. Tony Romanelli, CN Rail, RCC Media & Viacom Outdoor Sign, re: **Request for Deferral - Sign Variance Application CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Delegation E2 and Item I3).

**Dealt with under Delegation E2, Recommendation PDD318-2003.**

**Q. Question Period**

- Q 1. City Councillor Susan DiMarco inquired about noise attenuation walls in the area of Highway 407, east of Chinguacousy Road. Staff confirmed that a noise study is always conducted when a highway is being constructed.

**R. Public Question Period – nil**

**S. Adjournment**

**PDD330-2003** That the Planning, Design and Development Committee do now adjourn to meet again on Monday, December 8, 2003 at 7:00 p.m. or at the call of the Chair.



# MINUTES

## Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

**December 8, 2003**

- Chair:** City Councillor G. Gibson – Wards 1 and 5 (Pro tem)
- Members Present:** Regional Councillor E. Moore – Wards 1 and 5  
 Regional Councillor P. Palleschi – Wards 2 and 6  
 Regional Councillor S. DiMarco – Wards 3 and 4  
 Regional Councillor G. Miles – Wards 7 and 8  
 Regional Councillor J. Sprovieri - Wards 9 and 10  
 City Councillor J. Hutton – Wards 2 and 6  
 City Councillor B. Callahan – Wards 3 and 4 (arrived at 7:45 p.m.  
 other municipal business)  
 City Councillor S. Hames – Wards 7 and 8  
 City Councillor G. Manning – Wards 9 and 10
- Staff Present:** **Planning, Design and Development Department**  
 J. Marshall, Commissioner of Planning, Design and Development  
 J. Corbett, Director of Planning and Land Development Services  
 R. Bino, Director of Engineering and Development Services  
 K. Walsh, Director, Community Design, Parks Planning  
 B. Campbell, Director and Chief Building Official  
 K. Ash, Manager of Development Services  
 D. Kraszewski, Manager of Development Services  
 P. Snape, Manager of Development Services  
 D. Waters, Manager, Land Use Policy  
 D. Babulal, Development Planner  
 R. Nykyforchyn, Development Planner  
 J. Hogan, Policy Planner  
 P. Cooper, Policy Planner  
 M. Gervais, Development Planner  
 C. Hammond, Sign Coordinator
- Legal Services**  
 P. Wyger, Commissioner of Legal and City Solicitor
- Management and Administrative Services**  
 L. Mikulich, City Clerk  
 C. Urquhart, Legislative Coordinator

**MINUTES**  
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The meeting was called to order at 7:04 p.m., and adjourned at 11:55 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

**Item   Recommendation**

- A.     PDD331-2003    Approval of Agenda**
- B.                        Conflicts of Interest**
- C.                        Consent**
- D1.   PDD332-2003    Information Report – Vales of Humber Secondary Plan –  
Proposal to Amend the Brampton Official Plan (File P26 S50)**
- D2.   PDD333-2003    Information Report – Exemption from On-Site Parking  
Requirements for Commercial Development in Downtown  
Brampton (File P03 PA)**
- D3.   PDD334-2003    Information Report – Central Area Incentives – John Street  
Development Proposal (former Rucareal Site) (File P75 DE)**
- D4.   PDD335-2003    Information Report - Proposed Draft Plan of Subdivision and  
Application to Amend the Zoning By-Law – Mattamy  
(Creditvalley) Limited – East side of Creditview Road, South of  
Regional Road #107 (Bovaird Drive) and the Canadian National  
Railway right-of-way – Ward 6 (File C3W9.3)**
- D5.   PDD336-2003    Information Report - Proposed Draft Plan of Subdivision and  
Application to Amend the Official Plan and Zoning By-Law –  
Creview Development Inc. – West side of Creditview Road,  
south of Regional Road #107 (Bovaird Drive) Ward 6 (File  
C4W10.1)**
- D6.   PDD337-2003    Information Report - Proposed Draft Plan of Subdivision and  
Application to Amend the Zoning By-Law – Sungold Group  
Ltd. – West side of Chinguacousy Road, South of Regional Road  
#107 (Bovaird Drive) and the Canadian National Railway (File  
C3W9.4)**
- D7.   PDD338-2003    Information Report - Proposed Draft Plan of Subdivision and  
Application to Amend the Official Plan and Zoning By-Law –  
Gore Round Investments Ltd., - South of Ebenezer Road –  
between McVean Drive and the Gore Road (File C9E5.14)**

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- E1. PDD339-2003** Delegation - **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Gore Round Investments Ltd., - South of Ebenezer Road – between McVean Drive and the Gore Road** (File C9E5.14) (See Item F9)
- E2. PDD340-2003** Delegation - **Application for Variance to the Sign By-law – TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8** (File G26SI) (See Item I2)
- E3. PDD341-2003** Delegation - **Application for Variance to the Sign By-law – Cookfield Developments Ltd. – 333 Fairhill Avenue – Southwest corner of Fairhill Avenue and Chinguacousy Road - Ward 6** (File G26SI) (See Item I5)
- E4. PDD342-2003** Delegation - **Application for Variance to the Sign By-law – Highcastle Homes – Northeast corner of Creditview Road and Sandalwood Parkway – Ward 6** (File G26SI) (See Item I6).
- E5. PDD343-2003** Delegation - **Application for Variance to the Sign By-law – CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 2** (File G26SI) (See Item I7)
- E6. PDD344-2003** Delegation - **Application for Variance to the Sign By-law – Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8** (File G26SI) (See Item I11).
- E7. PDD345-2003** Delegation - **Sign Variance Application – CN Rail, RCC Media**  
**PDD346-2003** **Viacom Outdoor Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Item O1)
- E8. PDD331-2003** Delegation - **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10** (File C6E15.8) (See Item A) and Item F4).
- E9. PDD347-2003** Delegation - **Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10** (File G26SI) (See Item I9)

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- E10. PDD348-2003.** Delegation - **Recommendation Report – Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) (See Item F6).
- E 11. PDD370-2003** Delegation - **Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5** (File G26SI) (See Report I10)
- F1. PDD349-2003** **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – 1033803 Ontario Inc.- 3420 Regional Road #107 (Queen Street East) – North side of Regional Road #107 and West of Goreway Drive - Ward 10** (File C7E6.29)
- F2. PDD350-2003** **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited (Fanshore Investments Inc.) – West side of Goreway Drive – South of Countryside Drive – Ward 10** (File C7E14.5).
- F3. PDD351-2003** **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Castlevale Development Corporation) – the Southerly Extension of Pali Drive - West of Goreway Drive – Ward 10** (File C7E12.8)
- F4. PDD352-2003** **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10** (File C6E15.8)
- F5. PDD353-2003** **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Susan K. Tait Insurance Agency Limited – 12190 Hurontario Street – North-west Corner of Hurontario Street and Collingwood Avenue - Ward 2** (File C1W18.6)
- F6. PDD348-2003.** **Recommendation Report – Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) (See Delegation E10)
- F7. PDD354-2003** **Recommendation Report – Proposed Draft Plan of Subdivision – Morton Homes Inc. – South-west corner of Chinguacousy Road and Grovewood Drive - Ward 6** (File C3W11.6)



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- F8. PDD355-2003 Proposed Official Plan Amendment - Enabling a Block Plan Review Process – Bram East Secondary Plan – Community Block Plan for Sub-Area 1 – Ward 10 (File P26SP-41)**
- F9. PDD339-2003 Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Gore Round Investments Ltd., - South of Ebenezer Road – between McVean Drive and the Gore Road (File C9E5.14) (See Delegation E1)**
- F10. PDD356-2003 Information Report – Brampton Growth Management Program Implementation – Bram West north of Steeles Avenue – Ward 6 (File P00GR)**
- F11. PDD357-2003 Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Greccap Holdings Limited – Northwest corner of Steeles Avenue and Chinguacousy Road – Ward 6 (File C3W1.2)**
- F12. PDD358-2003 Recommendation Report - Application to Amend the Zoning By-Law and Draft Plan of Subdivision –Altone Investments Inc. – North of Steeles Avenue and west side of Chinguacousy Road – Ward 6 (File C3W2.3)**
- F13. PDD359-2003 Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Steeles Confour Investments Limited) - North side of Steeles Avenue West, bounded by Creditview Road on the east and the future Financial Drive extension on the west – Ward 6 (File C4W1.4).**
- G1. PDD360-2003 Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Convenience Store with a Parking Deficit of 5 Spaces – 1349680 Ontario Limited - 2 Melanie Drive, Unit 5 – Ward 9 (File A057/03)**
- G2. PDD361-2003 Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Meat Processing Operation in a Detached Garage – Josef Rawdanowicz – 2719 Mayfield Road - Ward 2 (File A111/03)**

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- G3. PDD362-2003 Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Tent Type Accessory Structure for Storing a Vehicle in a Residential Zone – 21 Brookdale Crescent - Ward 8 (File A112/03)**
- H1. PDD363-2003 Information Report – Mayfield West (Town of Caledon) Planning Update (File G70)**
- H2. PDD364-2003 That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: Information Report – Credit Valley Secondary Plan (Area 45) (File OP93-197)**
- H3. PDD365-2003 Status Report – Proposed Rockfort Quarry – North East Corner Winston Churchill Boulevard & Olde Baseline Road – Town of Caledon (File G70)**
- I 1. PDD366-2003 Application for Variance to the Sign By-law – Somers Glen Estates (Senator Homes) and Riverfield Homes) – 8700 Highway #50 and 8710 Highway #50 – Ward 10 (File G26SI)**
- I 2. PDD340-2003 Application for Variance to the Sign By-law – TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8 (File G26SI) (See Delegation E2)**
- I 3. PDD367-2003 Application for Variance to the Sign By-law – EGO Salon – 127 Queen Street West – Southeast corner of Queen Street and Mill Street - Ward 4 (File G26SI).**
- I 4. Application for Variance to the Sign By-law – Sobeys – 8975 Chinguacousy Road – Southeast corner of Chinguacousy Road and Queen Street - Ward 4 (File G26SI).**
- I 5. PDD341-2003 Delegation - Application for Variance to the Sign By-law – Cookfield Developments Ltd. – 333 Fairhill Avenue – Southwest corner of Fairhill Avenue and Chinguacousy Road - Ward 6 (File G26SI) (See Delegation E3).**
- I 6. PDD342-2003 Delegation - Application for Variance to the Sign By-law – Highcastle Homes – Northeast corner of Creditview Road and Sandalwood Parkway – Ward 6 (File G26SI) (See Delegation E4)**

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- I 7. PDD343-2003** Delegation - Application for Variance to the Sign By-law – CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 6 (File G26SI) (See Delegation E5)
- I 8. PDD368-2003** Application for Variance to the Sign By-law – Regal Crest Homes – 188 Mountainash Road – Northwest corner of Mountainash Road and Sandalwood Parkway – Ward 10 (File G26SI)
- I 9. PDD347-2003** Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10 (File G26SI) (See Delegation E9).
- I 10. PDD370-2003** Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5 (File G26SI) (See Delegation I11).
- I 11. PDD344-2003** Delegation - Application for Variance to the Sign By-law – Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8 (File G26SI) (See Delegation E6)
- I 12. PDD371-2003** Application for Variance to the Sign By-law – Triple M. Metal – 331 Intermodal Drive – Southwest corner of Intermodal Drive and Goreway Drive - Ward 10 (File G26SI).
- I 13. PDD372-2003** Building Permit Activity for the Months of September and October 2003 (File B11).
- I 14. PDD373-2003** Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West - Ward 6 (File G33-LA)
- I 15. PDD374-2003** Application for a Permit to Demolish a Residential Property – 9401 Creditview Road - Ward 6 (File G33-LA)
- I 16. PDD375-2003** Application for a Permit to Demolish a Residential Property – 9946 McVean Drive - Ward 10 (File G33-LA)
- I 17. PDD376-2003** Recommendation Report – City Initiated Zoning By-Law Amendments For Institutional, Open Space, Floodplain, and Agricultural Zones to Provide Consistency among the City’s four Comprehensive Zoning By-laws (P42CO).

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- I 18. PDD377-2003 Housekeeping Zoning Amendments to Correct the Inaccuracies Encountered During Review of the Comprehensive Zoning By-laws (P42CO)**
- J. Community Design - Parks Planning and Development Reports**
- K. Engineering and Development Services Reports**
- L. Minutes**
- M1. PDD378-2003 Site Plan Activity Summary for November 2003 (File P46S1)**
- M2. PDD379-2003 Recommendation Report, Proposed Omnibus By-law – Emergency Supplies Containers (File P45GE)**
- N1. PDD80-2003 List of Referred Reports - Planning, Design and Development Committee**
- O1. PDD345-2003 Sign Variance Application – CN Rail, RCC Media  
PDD346-2003 Viacom Outdoor Various Locations – Wards 3, 5, 6, 8, 10 & 11  
(File G26SI) (See Delegation E7)**
- P1. PDD381-2003 Urban Transportation Showcase Program (File)**
- P2. PDD382-2003 Resolution requesting the Minister of Municipal Affairs and Housing to consider Amendments to the Planning Act to authorize municipalities to pass By-laws that are sensitive to the size and make-up of smaller Ontario Communities (File G00RE)**
- P3. PDD383-2003 Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel (File G71)**
- P4. PDD384-2003 Status Report – Northwest Brampton Urban Boundary Review  
File G54)**
- P5. PDD385-2003 Land Application of Biosolids Update – Revised (File G71)**
- P6. PDD386-2003 Rockfort Quarry Application (File G70)**
- P7. PDD387-2003 City of Brampton North-South Transportation Corridor Protection Strategy (File P40)**

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- P8. PDD388-2003 Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel – Endorsement of Restructuring Proposal (File G71)**
- P9. PDD332-2003 Correspondence -Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan (File P26 S50)**
- P10. PDD389-2003 Correspondence -Credit Valley Secondary Plan – Interim Servicing Proposals (See Items D4, D5, D6, D7, E1 and F9)**
- Q1. Question Period**
- R. Public Question Period**
- S. PDD390-2003 Adjournment**

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City Councillor Gibson, Chair

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**A. Approval of the Agenda**

PDD331-2003      That the agenda for the Planning, Design and Development Committee Meeting dated December 8, 2003, be amended as follows:

To withdraw the following:

- E 8.      Delegation - Mr. Mark Crow, Harbour View Investments Ltd., re: **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10** (File C6E15.8) (See Report F4).

To add the following:

- E 7.      Delegation - Mr. Ian Thompson, CN Rail Delegation - Application for Variance to the Sign by-law - **CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Item O1).
- E 11.      Delegation - Mr. Manny Brykman, on behalf of LDASK, re: **Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5** (File G26SI) (See Report I10)
- M3.      Discussion, re: **Sign Variance applications to be dealt with by a Sub-Committee of Planning, Design and Development.**
- P 9.      Correspondence from Mr. L. Pagano, 61 Marysfield Drive, R.R. #9 Brampton, dated December 4, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) (See Report D1).
- P 10.      Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, re: **Credit Valley Secondary Plan – Interim Servicing Proposals** for the following Agenda Items: Report D4 (File C3W9.3), Report D5 (File C4W10.1), Report D6 (File C3W9.4), Report D7 (File C9E5.14) and Report F9 (File P26S-45).

Carried

**B. Conflicts of Interest - nil**

**C. Consent**

The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F3, F4, F10, F11, F12, F13, G1, G2, G3, H1, H2, H3,  
I1, I3, I4, I8, I12, I13, I 14, I15, I16, I17, I18, M1, M2, N1,  
P1, P2, P3, P4, P5, P6, P7, P8)

**D. Public Meeting Reports**

- D 1. Report from D. Waters, Manager, Land Use Policy, and J. Hogan, Policy Planner, Planning, Design and Development, dated November 17, 2003, re: **Information Report – Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50).

Members of the public present requested a presentation of the proposal.

Ms. J. Hogan, Policy Planner, gave a presentation, provided details of the proposal to amend the Official Plan and identified the Vales of Humber as an area well suited for upscale executive housing development.

Mr. Dan O'Reilly, 7660 Mayfield Road, Bolton, provided background information on the history of Wildfield which is located on Mayfield Road on the east side of The Gore Road. He noted that he is not in support of the subject proposal because of its impact on the environment and infrastructure within the community of Wildfield. He felt that despite changes over the years Wildfield Community has managed to preserve its history and character but was of the opinion that the subject proposal will destroy its identity.

Ms. Ishnan Kaur, 18 Moonlight Place, Brampton, on behalf of the residents of the Vales of Humber area advised that she objects to the proposed amendment to the Brampton Official Plan. She submitted correspondence to Committee outlining her concerns and was of the opinion that the amendments are inappropriate and not in the best interest of the community.

Ms. Shanaz Kiyani, 4 Moonlight Place, Brampton, presented Committee with a copy of an Ontario Municipal Board Decision dated November 20, 2001 that dismissed an appeal to sever a two-acre lot into two one-acre lots within the Toronto Gore area. She was of the opinion that a policy should be put in place to protect areas with two-acre lots such as the Vales of Humber from being subject to Committee of Adjustment Applications.

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Ms. Kate Stokes, 7740 Mayfield Road, Brampton, advised that her family has lived in the area for over a hundred years and was concerned about the impact of the proposal on traffic on Mayfield Road. She also noted that she had not received notice of the public meeting.

Ms. Angie Del Degan, 6 Kenny Court, Brampton, indicated that she was not in support of the proposed amendment, as she believes that the uniqueness and character of the area should be retained. She encouraged Committee and staff to listen to the concerns of the residents on issues such as traffic and lot sizes.

Clarification was provided by staff that the proposal to amend the Official Plan is the first step in the planning process for the Vales of Humber area and that currently the appropriate studies for this process are taking place. Staff also confirmed that residents will be afforded an opportunity to be part of further consultation on the proposal at an Open House meeting to be scheduled in January 2004 at a location to be determined. Notice of that Open House will be sent to affected residents.

- PDD332-2003
1. That the report from D. Waters, Manager, Land Use Policy, and J. Hogan, Policy Planner, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) be received; and,
  2. That the submission from Ms. Ishnan Kaur, 18 Moonlight Place, Brampton, on behalf of the residents of the Vales of Humber, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) be received; and,
  3. That the submission from Ms. Shanaz Kiyani, 4 Moonlight Place, Brampton, Ontario Municipal Board decision dated November 20, 2001, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) be received; and
  4. That the correspondence from Mr. L Pagano, 61 Marysfield Drive, R.R. #9 Brampton, dated December 4, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) noting his objection to the proposal be received; and,



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5. That staff be directed to report back to the Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

Carried

- D 2. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated November 20, 2003, re: **Information Report – Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA).

No members of the public were present for this item.

- PDD333-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Exemption from On-Site Parking Requirements for Commercial Development in Downtown Brampton** (File P03 PA) be received; and,
  2. That staff be directed to report back to the Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

Carried

- D 3. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated November 20, 2003, re: **Information Report – Central Area Incentives – John Street Development Proposal (former Rucareal Site)** (File P75 DE).

Members of the public present requested a presentation of the proposal

Ms. Pam Cooper, Central Area Planner, gave a presentation and provided details of the proposal.

Mr. Brian Johnston, 105 Lauraglen Crescent, Brampton, indicated that he supports the staff recommendation and he is of the opinion that the proposed development will revitalize the downtown and also help individuals who are in need of affordable housing.

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Mr. Grant Doak, Director, Apartment Alliance, Kennedy Road, Brampton, is a stakeholder in the redevelopment proposal for the Bramview Ford lands located at Queen Street East and Kennedy Road. He indicated that he does not support the subject proposal to amend the eligibility requirements of the Development Incentive Grant Program which would permit the John Street project to be eligible for unit commitment under the Development Incentive Grant Program despite accessing funding from another public sector agency other than the City of Brampton. He believes that the current policy is an excellent one which assists developers to invest in the Central Area rather than greenfield sites and it would be unfair to other stakeholders to amend the policy.

The delegation was advised by Committee to visit the Planning Design and Development Department to be updated on the subject proposal.

Committee held a discussion on this matter, asked questions of the delegations and staff, and considered the following motion.

- PDD334-2003
1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Central Area Incentives – John Street Development Proposal (former Rucareal Site)** (File P75 DE) be received; and,
  2. That staff be directed to report back to the Planning, Design and Development Committee with the results of the public meeting and a final recommendation.

Carried

- D 4. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Mattamy (Creditvalley) Limited – East side of Creditview Road, South of Regional Road #107 (Bovaird Drive) and the Canadian National Railway right-of-way – Ward 6** (File C3W9.3).

Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, was circulated to Committee and dealt with under Item P10, Recommendation PDD389-2003.

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Members of the public present requested a presentation of Items D4, D5, and D6 together.

Ms. Michelle Gervais, Development Planner, gave a presentation and provided details of the proposals.

Mr. Brian Johnston, 105 Lauraglen Crescent, Brampton advised that he supports the subject proposals as the applicants have guaranteed that the required infrastructure will be in place at the completion of the proposed subdivisions.

Mr. Reg Mulder, 9593 Creditview Road, questioned the impact of the proposed developments on his property as he feels that the proposals would not allow him to continue to reside there.

Clarification was provided by staff that the Block Plan for this area has been approved and that the subject proposals will only be considered in the context of an approved Block Plan and in accordance with the Growth Management Program for the area. Staff also confirmed that the issues raised at this meeting will be addressed in the Recommendation Report.

- PDD335-2003
1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Mattamy (Creditvalley) Limited – East side of Creditview Road, South of Regional Road #107 (Bovaird Drive) and the Canadian National Railway right-of-way – Ward 6** (File C3W9.3) be received; and
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal in context of an approved Block Plan and associated Growth Management Strategy for the Credit Valley Secondary Plan Area.

Carried

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- D 5. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Creview Development Inc. – West side of Creditview Road, south of Regional Road #107 (Bovaird Drive) Ward 6** (File C4W10.1)

Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, was circulated to Committee and dealt with under Item P10, Recommendation PDD389-2003.

This matter was dealt with as part of the discussions under Item D 4.

- PDD336-2003
1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Creview Development Inc. – West side of Creditview Road, south of Regional Road #107 (Bovaird Drive) Ward 6** (File C4W10.1) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal in context of an approved Block Plan and associated Growth Management Strategy for the Credit Valley Secondary Plan Area.

Carried

- D 6. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Sungold Group Ltd. – West side of Chinguacousy Road, South of Regional Road #107 (Bovaird Drive) and the Canadian National Railway** (File C3W9.4).

Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, was circulated to Committee and dealt with under Item P10, Recommendation PDD389-2003.

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This matter was dealt with as part of the discussions under Item D 4.

- PDD337-2003
1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Sungold Group Ltd. – West side of Chinguacousy Road, South of Regional Road #107 (Bovaird Drive) and the Canadian National Railway** (File C3W9.4) be received; and,
  2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal in context of an approved Block Plan and associated Growth Management Strategy for the Credit Valley Secondary Plan Area.

Carried

- D 7. Report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated November 20, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Gore Round Investments Ltd., - South of Ebenezer Road – between McVean Drive and the Gore Road** (File C9E5.14).

Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, was circulated to Committee and dealt with under Item P10, Recommendation PDD389-2003.

Members of the public present did not wish to see a presentation.

Ms Jennifer Bozzo, GLB Urban Planners, on behalf of the owners of the property located to the south of the subject property expressed concerns with respect to the proposed townhouses on the north half of the property and the retail and highway commercial type uses. She was concerned about its impact on the community design residential interface and requested to be involved in the review and preparation of the community design guidelines for the area.

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Mr. Tony D'Aversa, 1433756 Ontario Ltd. Toronto, on behalf of landowners adjacent to the subject property, requested that the proposed density designation change of urban residential, complementary commercial, mixed industrial/commercial development be revaluated. It is his opinion that the proposal is inconsistent with the City's Official Plan Housing Mix and Provincial Smart Growth Policies. He believes that the land use changes will negatively impact areas such as assessment, compatibility and growth, and compromise and preclude the development of the surrounding cluster/high density designated lands. Mr. D'Aversa submitted correspondence detailing his concerns and his objection to the proposal until such time as his concerns are addressed.

Staff confirmed that the issues raised at this meeting will be addressed in the Recommendation Report.

- PDD338-2003
1. That the report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Gore Round Investments Ltd., - South of Ebenezer Road – between McVean Drive and the Gore Road** (File C9E5.14) be received; and,
  2. That the correspondence from Mr. Tony D'Aversa, 1433756 Ontario Ltd. Toronto, dated December 8, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: – **Gore Round Investments Ltd., Application to Amend the Official Plan and Zoning By-Law**, be received; and
  3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

**E. Delegations**

- E 1. Mr. James M. Kennedy, KLM Planning Partners Inc., request dated November 27, 2003, re: **Credit Valley Secondary Plan - Block Design Plan Sub Areas 1 & 3** (File P26S-45) (See Report F9) (See Item P10).

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Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, was circulated to Committee and dealt with under Item P10, Recommendation PDD389-2003.

Mr. James M. Kennedy, KLM Planning Partners Inc., gave a presentation of the Block Design Plan Sub-Areas 1 & 3, within the Credit Valley Secondary Plan Area and provided details and highlights of the plan which included the following:

- Community and neighbourhood structure
- Open Space System
- Street network with the major arterial roads
- Streetscapes
- Edges and Gateways
- Site planning and Built Form.

Discussion took place and included the following questions and comments:

- Development of a program that accommodates the Growth Management Program and infrastructure at the beginning of the plan
- Infrastructure should be concurrent with the registration of subdivision
- What makes the plan unique
- Linking the plan to the Mount Pleasant Go Station
- Linked road network
- The need for commercial designations within the plan in internal locations with easy pedestrian access
- Consultation with transit services and the need to fit plan into future plans of the Transportation and Transit Master Plan (TTMP)
- Schools and neighbourhood parks linked together
- Clustering of retail buildings
- The need for small neighbourhood parkettes
- Children walking through construction sites
- Sequencing of development to ensure sidewalks are in place to connect residential areas with community facilities
- Funding and availability of schools and construction of schools in a timely manner
- Servicing for the area
- Timelines for the construction of recreational facilities and the inclusion of a recreation component in the plan
- Future road network in areas such as Chinguacousy Road, Bovaird Drive and Williams Parkway
- Cost benefit analysis
- Need to balance residential and employment growth

Staff responded to the questions and comments and confirmed that the issues and concerns raised at this meeting will be addressed in the Recommendation Report.

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Item F 9 was brought forward and dealt with at this time

- PDD339-2003
1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report – Block Plan – Sub-Areas 1 and 3 – Credit Valley Secondary Plan Area 45 -Ward 6** (File P26S-45) be received; and,
  2. That the delegation of Mr. James M. Kennedy, KLM Planning Partners Inc., request dated November 27, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Credit Valley Secondary Plan - Block Design Plan Sub Areas 1 & 3** (File P26S-45) be received; and,
  3. That the Block Plan for Sub-Areas 1 and 3 of the Credit Valley Secondary Plan, dated November 6, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, be approved **subject to the finalization and Council approval of a Growth Management Strategy** and the following conditions:
    - (i) That the City's Engineering Development Services Division and Environmental Services Division, in consultation with Credit Valley Conservation, shall be satisfied with the design and location of Tributary 8B from Queen Street West to the Canadian National Railway tracks.
    - (ii) That development approvals within Sub-Areas 1 and 3 be in accordance with the City's Development Design Guidelines as adopted by Council on August 13, 2003.
  4. That the following conditions shall be met prior to draft approval of applicable draft plans of subdivision within Sub-Areas 1 and 3:
    - a) That in accordance with policy 13.2.3 of the Credit Valley Secondary Plan and the objectives of the City's Growth Management Program, the City shall ensure that growth and development is staged and sequenced in a manner that ensures co-ordination between the development that occurs and the infrastructure required to support that growth prior to the approval of any draft plans of subdivision;



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- b) That all outstanding issues with respect to growth management be addressed through revisions and finalization of the Growth Management Phasing & Sequencing Strategy Plan and the Cost Benefit Analysis Report prepared by KLM Planning Partners Inc. to the satisfaction of the City, the Region of Peel, the Peel District School Board and the Dufferin-Peel Catholic District School Board;
- c) That the Environmental Assessment for the New Creditview Road and Williams Parkway Extension prepared by Marshall Macklin Monaghan be approved to the satisfaction of the City and Credit Valley Conservation and any conditions of approval, including revisions to the Block Plan and physical layout resulting from these comments, shall be accommodated;
- d) That a Stage 2 Archaeological Assessment be prepared and approved to the satisfaction of the Ministry of Tourism, Culture and Recreation and any conditions of approval, including revisions to the Block Plan and physical layout resulting from these comments, shall be accommodated;
- e) That the Traffic Impact Assessment prepared by Marshall Macklin Monaghan be approved to the satisfaction of the City and the Region of Peel and any conditions of approval, including revisions to the Block Plan and physical layout resulting from these comments, shall be accommodated;
- f) That the Environmental Implementation Report shall be approved to the satisfaction of the City's Development Engineering Services and Environmental Services Division and Credit Valley Conservation. The Environmental Implementation Report shall be revised to address the following:
  - (i) Maintenance of Tributary 8B as an open watercourse corridor, from Queen Street to the Canadian National Railway tracks in accordance with the Tributary 8B Subwatershed Study.

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- (ii) Revisions to the limit of development mapping for Huttonville Creek, Springbrook Creek and Tributary 8B based on satisfactory geotechnical and meander belt width reports, floodplain analysis and grading setbacks.
    - (iii) Revisions to the limit of development mapping for Woodlands 2 and 6 based on a satisfactory woodland staking.
    - (iv) Revisions to the Huttonville Creek, Springbrook Creek and Tributary 8B stormwater management blocks, as necessary, based on a satisfactory review of the block sizing and location.
    - (v) Revisions to the Huttonville Creek stormwater management plan to incorporate infiltration facilities to maintain shallow groundwater infiltration.
    - (vi) Revisions to the Tributary 8B stormwater management blocks to incorporate constructed wetland areas, as appropriate.
    - (vii) Rerouting of the multi-use trail, south of Williams Parkway to ensure that it does not traverse the Huttonville Creek Valley.
  - g) That the Noise and Vibration Feasibility Study prepared by Aeroustics be approved to the satisfaction of the City and the Region of Peel; and,
  - h) That the Hydrogeologic Assessment Report prepared by Beatty & Associates be approved to the satisfaction of the Region of Peel.
5. That the final Block Plan, together with the supporting technical reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in recommendation #3.
6. That the City's Planning Policy & Growth Management Division forward a report to the Planning, Design and Development Committee in January 2004 which will set out the appropriate growth management strategy, including interim servicing implications for Sub-Areas 1 and 3 in accordance with the Brampton Growth Management Program objectives.

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7. That draft plan approval of any plan of subdivision will only be issued upon Council's adoption of a Growth Management Phasing and Sequencing Strategy for the Block Plan for Sub-Areas 1 and 3.
8. That no further public information sessions be required for the Block Plan for Sub-Areas 1 and 3.
9. That all plans of subdivision applications submitted within Sub-Areas 1 and 3 be evaluated in the context of the approved Block Plan Design for Sub-Areas 1 and 3 of the Credit Valley Secondary Plan Area.
10. That prior to draft plan approval of applicable plans of subdivision, the landowners will provide a pathway and connections to the tableland within the Huttonville Creek Valley corridor to the satisfaction of the City. If the City in consultation with Credit Valley Conservation determines that a Pathway and its connections cannot be developed within the Huttonville Creek Valley corridor, the landowners will be required to provide a minimum 10.0 metre wide block adjacent to the staked top-of-bank to the satisfaction of the City and Credit Valley Conservation.
11. That a Cost Sharing Agreement for Sub-Areas 1 and 3 be prepared to the satisfaction of the City and shall be executed prior to draft plan of approval of any draft plans of subdivision within Sub-Areas 1 and 3.
12. That upon final receipt of the revised Block Plan addressing all conditions in recommendations 2 and 3 above to the satisfaction of the Commissioner of Planning, Design and Development Department, staff will be directed to stamp and approve the final Block Plan for Sub-Areas 1 and 3.

Carried

- E 2. Application for Variance to the Sign By-law – **TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8** (File G26SI) (See Report I2).
1. Mr. Ted Parker, Project Manager, Murphy Hilgers Architects, Toronto
  2. Mr. John Downs, TD Project Manager

Mr. Mr. Ted Parker, Project Manager, Murphy Hilgers Architects, Toronto, on behalf of TD Canada Trust, requested reconsideration of Condition b) of the staff recommendation as the location of the sign is considered to be a cornerstone of the plaza and lowering it required in Condition b) would look awkward and off balance. He suggested that centering the logo signs would be more suitable.

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Mr. John Downs, TD Project Manager, in charge of marketing strategy, requested that they be allowed raised logo signs on the building.

Staff and the delegations responded to questions.

The staff recommendation was to approve an illuminated sign. The motion introduce was to approve a non- illuminated box sign,

Item I 2 was brought forward and dealt with at this time.

- PDD340-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re:  
**Application for Variance to the Sign By-law – TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8** (File G26SI) be received; and,
  2. That the delegations to the Planning, Design and Development Committee Meeting of December 8, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re:  
**Application for the Sign Variance to the Sign By-law – TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8** (File G26SI) be received.
    1. Mr. Ted Parker, Project Manager, Murphy Hilgers Architects, Toronto
    2. Mr. John Downs, TD Project Manager; and,
  3. That approval be given for the following signage for the TD Canada Trust located at 100 Peel Centre Drive:
    1. one 78.7 square feet (7.3 square metres) illuminated box sign on the north elevation of the unit;
    2. one 31.6 square feet (2.9 square metres) illuminated logo sign on the north elevation of the unit;
    3. one 78.7 square feet (7.3 square metres) illuminated box sign on the east elevation of the unit;
    4. one 31.6 square feet (2.9 square metres) illuminated logo sign on the east elevation of the unit;
    5. one 74.7 square feet (6.9 square metres) non-illuminated box sign on the south elevation of the unit,subject to the following conditions:
    - a) a building permit shall be obtained prior to the installation of the signs
    - b) the logo signs shall be centered on the metal architectural feature.

Carried

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- E 3. Mr. Luigi Gambin, Cookfield Developments Ltd. re: **Application for Variance to the Sign By-law – Cookfield Developments Ltd. – 333 Fairhill Avenue – Ward 6** (File G26SI) (See Report I5).

With the approval of staff, Mr. Luigi Gambin requested that this matter be deferred to the next Planning, Design and Development Committee Meeting to be held January 2004.

Item I 5 was brought forward and dealt with at this time.

- PDD341-2003      That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Cookfield Developments Ltd. – 333 Fairhill Avenue – Southwest corner of Fairhill Avenue and Chinguacousy Road - Ward 6** (File G26SI) be deferred to the next Planning, Design and Development Committee Meeting to be held in January 2004.

Carried

- E 4. Mr. Domenic Tassone, Highcastle Homes, re: **Application for Variance to the Sign By-law – Highcastle Homes – Northeast corner of Creditview Road and Sandalwood Parkway – Ward 6** (File G26SI) (See Report I6).

With the approval of staff, Mr. Domenic Tassone requested that this matter be deferred to the next Planning, Design and Development Committee Meeting to be held in January 2004.

Item I 6 was brought forward and dealt with at this time.

- PDD342-2003      That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 14, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Highcastle Homes – Northeast corner of Creditview Road and Sandalwood Parkway – Ward 6** (File G26SI) be deferred to the next Planning, Design and Development Committee Meeting to be held in January 2004.

Carried

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- E 5. Application for Variance to the Sign By-law – **CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 2** (File G26SI) (See Report I7)

1. Mr. Jim Johnston, Zip Signs, Burlington
2. Mr. Dave Adam, Zip Signs, Burlington

Mr. Jim Johnston and Mr. Dave Adam, Zip Signs, Burlington were in attendance on behalf of the applicant, and requested that Committee not approve the staff recommendation to refuse the application. They provided their reasons for this request and submitted site photographs and area signage photographs in support of their application.

Committee discussion and questions to staff and the applicants included provisions of the Sign By-law as they relate to this application; location of the site and height of the proposed sign.

Item I 6 was brought forward and dealt with at this time.

The following motion was considered:

- PDD343-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 14, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 2 (File G26SI)** be received; and,
  2. That the delegation of Mr. Jim Johnston and Mr. Dave Adam, Zip Signs, Burlington, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: Application for Variance to the Sign By-law – **CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 2** (File G26SI) be received; and,
  3. That the applicant's request for one 74 square foot (6.9 square metres) wall sign on the south elevation of the unit facing Bovaird Drive be refused.

Carried

- E 6. Application for Variance to the Sign By-law – **Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8** (File G26SI) (See Report I11)

1. Mr. Martin McCall, Morguard Real Estate Investments Trust
2. Mr. Arif Uddin, Petroff Partnership Architects

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Mr. Martin McCall, Morguard Real Estate Investments Trust and Mr. Arif Uddin, Petroff Partnership Architects were in attendance and requested that Committee not approve the staff recommendation to refuse three of the requested signs in their application. They provided their reasons for this request and submitted area signage photographs in support of their application.

Committee discussion and questions to staff and the applicants included provisions of the Sign By-law as they relate to this application; location of the site; size of the lettering; height of the signs; and compatibility with other signage at the Bramalea City Centre.

Item I 11 was brought forward and dealt with at this time.

The following motion was considered.

- PDD344-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8** (File G26SI) be referred to the Council Meeting of December 15, 2003 to allow staff and the delegation to have further discussions; and
  2. That the following delegation to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8** (File G26SI) be received
    1. Mr. Martin McCall, Morguard Real Estate Investments Trust
    2. Mr. Arif Uddin, Petroff Partnership Architects.

Carried

- E 7. Application for Variance to the Sign by-law - **CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Item O1).
1. Mr. Tony Romanelli, RCC Media, North York
  2. Mr. Neil Davis, Davis Webb Schulze & Moon, on behalf of the Downtown Planning Sub-Committee of the Brampton Downtown Business Association.

Mr. Tony Romanelli, RCC Media, North York, provided background information on his request for the proposed signage on various CN Rail bridges throughout the

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City, which includes two downtown bridges located on Main Street North near Nelson Street, and Queen Street just east of Market Square Boulevard. He confirmed that the two bridges would be restored at no cost to the City and RCC Media would be responsible for all future maintenance. He was of the opinion that the proposed signage would not be a distraction to drivers, would prevent illegal advertising and enhance the overall image of the downtown core.

Mr. Neil Davis, Davis Webb Schulze & Moon, on behalf of the Downtown Planning Sub-Committee of the Brampton Downtown Business Association, recognized the need to enhance the downtown core and submitted illustrations of proposed enhancements to the CN Rail bridges at the northern gateway and eastern gateway. He was of the view that the entranceway of the two bridges should be a reflection of the downtown and that they should be promoted to enhance the downtown. He noted that the advertising signage should be controlled by the City's guidelines.

Mr. Ian Thompson, CN Rail, agreed that advertising on CN Rail bridges was an opportunity for revenue but it was also a medium to create an enhanced entranceway to the City. He noted that CN ensures the safety of the bridges but is not required to paint them. He agreed that what goes on the bridges would have to be decided by Council.

Discussion took place and included the following:

- The need to improve the look of the CN Rail Bridges
- Investigate the possibility of painting the bridges
- Who is responsible for painting the bridges and the costs involved
- Whether signs on bridges are a distraction to drivers
- The impact of third party advertising signs

Item O1 was brought forward and dealt with at this time.

A motion was introduced to approve the staff recommendation to refuse the applicant's request.

*PDD345-2003  
Lost*

*That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 22, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11 (File G26SI)** be received; and*

*That third party advertising signs located on CN Rail bridges be refused.*



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*On Taking a Recorded Vote, the City Clerk noted*

Yeas  
*Fennell*  
*Moore*  
*Hames*

Nays  
*Callahan*  
*DiMarco*  
*Manning*  
*Sprovieri*  
*Hutton*  
*Gibson*  
*Miles*

Absent  
*Palleschi*

*Lost*  
*3 Yeas*  
*6 Nays*  
*1 Absent*

Further discussion took place and included the appropriateness of third party advertising signs, and the need to have further discussions with CN Rail regarding the restoration of the two downtown bridges.

The following motion was considered:

- PDD346-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 22, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) be received; and
  2. That the following delegations to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law - CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) be received,
    1. Mr. Tony Romanelli, RCC Media, North York
    2. Mr. Neil Davis, Davis Webb Schulze & Moon, on behalf of the Downtown Planning Sub-Committee of the Brampton Downtown Business Association
    3. Mr. Ian Thompson, CN Rail, and
  3. That the illustrations submitted by Mr. Neil Davis of the proposed enhancements to the CN Rail bridges at the northern gateway and eastern gateway in the downtown area be received, and

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4. That staff arrange further discussions in regards to the restoration of the two downtown CN Rail bridges at the best possible price to the City.

Carried

- E 8. Mr. Mark Crow, Harbour View Investments Ltd, dated December 4, 2003, re: **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10** (File C6E15.8) (See Report F4).

**Delegation request withdrawn under Approval of the Agenda, Recommendation PDD331-2003**

- E 9. Mr. Domenic Dell'Elce, Fandor Homes Inc., re: **Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10** (File G26SI) (See Report I9).

Mr. Domenic Dell'Elce, Fandor Homes Inc. was in attendance and requested that Committee not approve the staff recommendation to refuse his application. He provided his reasons for this request and indicated that his proposed construction site is within a subdivision that is already built and the site is therefore hidden from the public. He advised that he does not have a sales office and signage at the requested location is to direct the public to the construction site.

Item I9 was brought forward and dealt with at this time.

The following motion was considered:

- PDD347-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10** (File G26SI) be received; and,
  2. That the delegation of Mr. Domenic Dell'Elce, Fandor Homes Inc., to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10** (File G26SI) be received; and

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3. That temporary approval be given to Fandor Homes for the following signage:
  - a) one 161.5 square feet (15 square metres) ground sign to be located on the vacant commercial property at the southeast corner of Airport Road and Braydon Boulevard; and subject to the following conditions:
    1. a building permit shall be obtained prior to the installation of the signage;
    2. Region of Peel approval shall be provided to the Building Division prior to the issuance of a permit; and,
    3. the signage shall be removed by December 8, 2004, or when the site is developed, whichever comes first.

Carried

- E 10. Mr. Neil Davis, Davis Webb Schulze & Moon, re: **Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) (See Report F6).

Mr. Neil Davis, Davis Webb Schulze & Moon, requested that the conditions in the staff recommendation not be imposed until such time that he can meet with staff. He indicated that all the conditions will be satisfied.

A motion was introduced to approve the staff recommendation, as amended by changing the wording in Clause 3 below to provide that “Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which **may** (as opposed to “shall”) include the following conditions ....”.

Item F6 was brought forward and dealt with at this time.

The following motion was considered:

- PDD348-2003.
1. That the report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated November 6, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report – Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) be received; and
  2. That the delegation of Mr. Neil Davis, Davis Webb Schulze & Moon, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) be received; and,

3. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
- 1) The zoning by-law amendment shall amend comprehensive By-Law 200-82, as amended, to rezone the subject property from 'Single Family Residential One B (R1B)' under By-law 200-82, as amended' to a 'Commercial One (C1)' with a special section;
  - 2) Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which may include the following conditions:
    - a. Prior to the issuance of a building permit, a site development plan, elevations, and cross-section drawings, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
    - b. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
    - c. The owner shall pay cash-in-lieu of parkland in accordance with the *Planning Act* and City policy;
    - d. The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
    - e. The owner shall provide a reference plan and pertinent documentation for the mutual use access agreement with the subject lands to the north of the subject property;
    - f. The applicant shall dedicate to the City a road allowance widening of 3.0 metres along the entire Main Street frontage, towards the ultimate right-of-way width of 30.0 metres or 15.0 metres from the existing centreline of the roadway;
    - g. The applicant shall connect to the municipal sewer system;

- h. The owner shall provide landscape treatment at the interface of Main Street and the subject property to the satisfaction of the City;
  - i. Parking shall be appropriately screened from adjacent residential properties;
  - j. The owner shall agree that the proposed decorative improvements to the exterior of the building will be subject to site plan review;
  - k. The Owner shall agree that on-site waste collection shall be provided through a private waste hauler for the commercial establishment; and,
  - l. The applicant must obtain a change of use permit.
- 3) The site specific zoning by-law shall contain the following:
- a) shall only permit the following uses:
    - i) **Residential**
      - (1) a single detached dwelling
    - ii) **Commercial**
      - (1) a retail establishment having no outside storage
      - (2) a personal service shop
      - (3) a bank, trust company, or finance company
      - (4) an office
      - (5) purposes accessory to the other permitted purposes
  - b) shall be subject to the following requirements and restrictions:
    - i) the following purposes shall not be permitted:
      - (1) an adult entertainment parlour;
      - (2) an adult video store;
      - (3) a pool hall;
      - (4) an amusement arcade;
      - (5) a temporary open air market;
      - (6) a motor vehicle repair shop;
      - (7) a motor vehicle body shop; and,
      - (8) a drive-through facility.

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- ii) Minimum Front Yard Depth: 4.4 metres
- iii) Minimum Side Yard Width: 1.1 metres
- iv) Minimum Lot Width: 12.0 metres
- v) The maximum building height shall be two and one half storeys.
- vi) A detached garage shall be permitted with a minimum side yard setback of 0.5 metres;
- vii) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- viii) shall also be subject to the requirements and restrictions relating to the C1 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

3. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

Carried

- E 11. Delegation - Mr. Manny Brykman, on behalf of LDASK, re: **Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5** (File G26SI) (See Report I10)

**Dealt with under Item I10, Recommendation PDD380-2003**

**F. Development Team Reports**

- \* F 1. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 14, 2003, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-Law – 1033803 Ontario Inc.- 3420 Regional Road #107 (Queen Street East) – North side of Regional Road #107 and West of Goreway Drive - Ward 10** (File C7E6.29).

- PDD349-2003 1. That the report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 14, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report – Application to Amend the**

**Official Plan and Zoning By-Law – 1033803 Ontario Inc.-  
3420 Regional Road #107 (Queen Street East) – North side of  
Regional Road #107 and West of Goreway Drive - Ward 10  
(File C7E6.29) be received; and,**

2. That prior to the adoption of the official plan amendment and the enactment of the zoning by-law, outstanding comments shall be received from the Toronto and Region Conservation Authority and any required modifications to the concept site plan or the inclusion of additional conditions shall be undertaken.
3. That prior to the adoption of the official plan amendment and the enactment of the zoning by-law, a Traffic Impact Study shall be approved to the satisfaction of City and the Region of Peel. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the study.
4. That prior to adoption of the official plan amendment and the enactment of the zoning by-law, a Functional Servicing Report shall be approved to the satisfaction of the Director of Engineering and Development Services. The applicant shall agree to implement any conditions of approval, including revisions to the concept plan resulting from the approval of the report.
5. That prior to adoption of the official plan amendment and the enactment of the zoning by-law, the owner shall provide detailed Architectural Design Guidelines for the approval of the Commissioner of Planning, Design and Development Department in accordance with City Policy. The applicant shall agree to implement the approved Architectural Design Guidelines.
6. That application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
  - (1) The Airport Road/Highway 7 Business Centre Secondary Plan Area 37 be amended from “Business” to “Highway and Service Commercial” .
  - (2) The subject site be rezoned from “Industrial Four (M4) to “Service Commercial – Special Section (SC – Special Section)” with the following provisions:
    - (a) shall only be used for the following purposes:

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- (1) an office;
  - (2) a bank, trust company and financial company;
  - (3) a personal service shop, excluding a massage parlour;
  - (4) a retail establishment having no outside storage, subject to the requirements set out in Section (b)(4);
  - (5) a dry cleaning and laundry establishment and distribution station;
  - (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
  - (7) a community club;
  - (8) a recreation facility or structure;
  - (9) a hotel or motel;
  - (10) a banquet hall;
  - (11) a home furnishings and home improvement retail warehouse;
  - (12) a buildings supplies outlet within an enclosed building;
  - (13) a retail warehouse not engaged in the selling of food;
  - (14) a service station;
  - (15) a motor vehicle washing establishment;
  - (16) purposes accessory to the other permitted uses.
- (b) shall be subject to the following requirements and restrictions:
- (1) maximum lot coverage 28 per cent;



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- (2) all buildings and structures shall be located a minimum of 14.0 metres from the Regional Road 107 (Queen Street East) right-of-way as widened;
- (3) with the exception of approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street East);
  - (b) a minimum 3.0 metre wide strip abutting all other property boundaries (rear yard and interior side yard).
- (4) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (5) the floor space index for office purposes shall be 0.5;
- (6) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;
- (8) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (9) an adult entertainment parlour, an adult video store, or an adult book store shall not be permitted; and,
- (10) all lands zoned SC – Special Section shall be treated as one property.

- (c) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in section (b).

- (d) For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and where the principal use is the sale of products displayed and store in a warehouse format and where such products shall not include food and pharmaceutical products.

HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 per cent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

- 7. That prior to the adoption of the official plan amendment and the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
  - (a) A site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;
  - (b) The owner shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;
  - (c) The owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;

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- (d) The owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
- (e) The owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;
- (f) The owner shall agree that on-site waste collection shall be provided through a private waste hauler.
- (g) The owner shall make appropriate arrangements with the Region of Peel's Public Works Department with regard to connection to municipal water and sanitary sewer services to service the proposed development.
- (h) The owner shall agree to the gratuitous conveyance of sufficient land for a 25 metre right-of-way from the centre line of Regional Road 107 (Queen Street East), free and clear of all encumbrances.
- (i) The owner shall agree to the gratuitous conveyance of a 15 x 15 metre daylight triangle at the intersection of Regional Road 107 (Queen Street East) and future Sun Pac Boulevard.
- (j) The owner shall agree to the gratuitous conveyance of a 0.30 metre reserve behind the property line along the frontage of Regional Road 107 (Queen Street East) and behind the daylight triangle at Regional Road 107 (Queen Street East) and future Sun Pac Boulevard, free and clear of all encumbrances.
- (k) The owner shall make arrangements, to the satisfaction of the City, for the conveyance of 11.5 metres along the entire west property limit (50% of the right-of-way for the future extension of Sun Pac Boulevard) to the City.
- (l) The owner shall agree to construct Sun Pac Boulevard, or portions thereof, northerly from Regional Road 107 (Queen Street East) to a point determined by the City and to be confirmed through the review of the Traffic Impact Study.
- (m) The owner shall agree that only one access shall be permitted along Regional Road 107 (Queen Street East) and shall be in accordance with the Region Access Control By-law.

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- (n) A draft reference plan showing the dedication of lands to the Region must be forwarded to the Region of Peel for their approval prior to being deposited.
- (o) Prior to the Region accepting any dedication of lands, the following is required:
  - (i) The owner will retain and pay for a certified environmental consultant to undertake Phase I soil investigations for all lands to be transferred to the Region.
  - (ii) The consultant, upon completion of soil testing, will provide to the Region an Environmental Site Assessment Report (ESAR) which will identify The Regional Municipality of Peel as client and will contain specific statements that Peel may place 100 percent reliance on the results reported therein.
  - (iii) The ESAR will be signed by an environmental engineer and will specifically identify the results of all soil and water tests as they pertain to the MOEE guidelines in place at the time of testing.
  - (iv) The ESAR will identify all instances where test results exceed MOEE guidelines.
  - (v) The ESAR will specifically recommend the course of action required based on test results, such as “remediation of soils required” or “no further investigation required” for example.
- 8. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

Carried

- F 2. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 24, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited (Fanshore Investments Inc.) – West side of Goreway Drive – South of Countryside Drive – Ward 10** (File C7E14.5).

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- PDD350-2003
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 24, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – EMC Group Limited (Fanshore Investments Inc.) – West side of Goreway Drive – South of Countryside Drive – Ward 10** (File C7E14.5).
  2. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel.
  3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  4. That prior to the issuance of draft plan approval, outstanding conditions of draft plan approval shall be received from the applicable City divisions and Departments and the Toronto and Region Conservation Authority pertaining to the approval of a Soil Investigation Report, and the approved delineation of the valleylands of the West Humber River from the tableland areas of the proposed subdivision. The subdivision shall be redline revised and conditions of draft plan approval provided as required.
  5. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law to implement the application. The portion of the proposed plan of subdivision comprising the valleylands of the West Humber River (Blocks 42 and 43) and the tableland area at the terminus of “Quincy Place” (Lots 21 and 22, and the remainder of the tableland area, Block 259) will proceed through a second zoning

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amendment, only when the City and the Toronto and Region Conservation Authority are satisfied with respect to the ultimate disposition of these lands.

6. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law to implement the application.
7. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff, including the following:
    - a. any and all redline revisions necessary to demarcate the valleylands of the West Humber River from the tableland areas of the subdivision plan.
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
    - a. Prior to registration, the applicant shall demonstrate to the satisfaction of the Commissioner of the Planning, Design and Development Department, by the submission of appropriate development concepts or other suitable means, that Lots 21 and 22 (including Block 259, the balance of the tableland area abutting Lot 21) can be developed for single detached purpose(s) in accordance with the Secondary Plan, and in a manner that is compatible with the surrounding single detached uses, including:
      - (i) Establishing to the satisfaction of the Toronto and Region Conservation Authority, the limits of development and building envelope(s), including appropriate setbacks to and buffering from the valleylands of the West Humber River;

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- (ii) Deriving appropriate development controls;
- (iii) Providing buffering as deemed necessary, including setbacks, landscaping and fencing;
- (iv) Obtaining the pre-approval of architectural design features for individual dwelling(s);
- (v) Arranging for approved driveway locations, the lifting of 0.3 metre reserve blocks, and any other works pertaining to Quincy Place necessary to develop the lands, all at the applicant's expense; and,
- (vi) Confirming the availability of municipal services.

Revisions to the subdivision and additional conditions of draft plan approval may be necessary to facilitate the appropriate development of these lands.

8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

- \* F 3. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 24, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Castlevale Development Corporation) – the Southerly Extension of Pali Drive - West of Goreway Drive – Ward 10** (File C7E12.8).

- PDD351-2003
- 1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 24, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Candevcon Limited (Castlevale Development Corporation) – the Southerly Extension of Pali Drive - West of Goreway Drive – Ward 10** (File C7E12.8) be received; and,
  - 2. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are

being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel.

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
4. That prior to the issuance of draft plan approval, an Environmental Study Report shall be approved by the City in consultation with the Toronto and Region Conservation Authority and the Region of Peel, and any required modifications to the subdivision plan and/or conditions of draft plan approval shall be received. This Environmental Study Report shall include, but not be limited to, the protection of woodlot Block 4, confirmation of the limits of development, and any requirements to revise lots 5 and 6 to include additional buffer lands from the West Humber River valleylands.
5. That prior to the issuance of draft plan approval, the owner shall sign the Landowners Cost Share Agreement and provide the City with written acknowledgement from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made payments required by the agreement, and that the plan may be released for registration.
6. That prior to the issuance of draft plan approval, a Sanitary Sewer Servicing Study, confirming satisfactory sanitary sewer servicing of the subject lands, and those lots that could require private grinder pumps or connection to the sanitary trunk sewer on Goreway Drive, shall be approved by the Region of Peel, Public Works Department, and any required modifications to the subdivision plan and/or conditions of draft plan approval shall be received.
7. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved to the satisfaction of the City (and the Toronto and Region Conservation Authority if deemed necessary), and any required modifications to the subdivision plan, and/or conditions of draft plan approval shall be received.



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8. That prior to the issuance of draft plan approval, the applicant shall agree, in writing to the form and content of an implementing zoning by-law to the satisfaction of the Commissioner of Planning, Design and Development. The implementing zoning by-law shall not be approved until matters pertaining to Block 4 (the woodlot) and the valleylands of the West Humber river are resolved to the satisfaction of the City and the Toronto and Region Conservation Authority.
9. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law to implement the application.
10. That staff be authorized to issue the notice of draft plan approval at such time as all items as approved by City Council to be addressed as prior to draft plan approval have been addressed, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff;
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
    - (a) The applicant shall gratuitously convey Woodlot Block 4 to the City, in a condition satisfactory to the City. The woodlot shall not be considered as contributing towards the parkland dedication requirements of this plan.
11. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

- F 4. Report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated November 20, 2003, re: **Recommendation Report - An Application to Amend the Official**

**Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10 (File C6E15.8).**

- PDD352-2003
1. That the report from P. Snape, Manager of Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Harbour View Investments Limited) – South-west corner of Airport Road and Countryside Drive - Ward 10 (File C6E15.8)** be received; and,
  2. That the application be approved, and that staff be directed to prepare the appropriate documents, subject to the following conditions:
    - (1) The Official Plan Amendment shall amend the Sandringham-Wellington Secondary Plan's land use schedule by redesignating the subject lands from "Highway Commercial" to "Neighbourhood Commercial Centre".
    - (2) Prior to the enactment of the amending zoning by-law:
      - (a) Final comments on site servicing shall be received from the City's Engineering and Development Services Division; and,
      - (b) the applicant shall make arrangements, satisfactory to the City, to finalize the draft Commercial Design Guidelines, prepared by Harbour View Investments Limited, dated, September 11, 2003.
    - (3) The amending zoning by-law shall zone the subject lands with a site specific "Commercial Two (C2)" zone category, which shall permit the following:
      - (a) Those uses permitted within the General Commercial Two (C2) zone category, with the exception of a parking lot, a service station or gas bar, and a taxi or bus station.
      - (b) Shall be subject to the following requirements and restrictions:
        - (i) The maximum gross leasable commercial floor area for a supermarket shall not exceed 5,388 square metres;

- (ii) Minimum Front Yard Depth:
  - 6.0 metres, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced front yard area.
- (iii) For the purposes of this By-law, the “Front Yard” shall be the Countryside Drive lot line.
- (iv) Minimum Interior Side Yard Width –
  - 5.0 metres, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced side yard area.
- (v) Minimum Exterior Side Yard Width (Airport Road):
  - 6.0 metres, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced side yard area.
- (vi) Minimum Rear Yard Depth:
  - 5.0 metres, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced rear yard area.
- (vii) Maximum building height:
  - 20 metres, except when a building is within 50 metres of a residentially zoned property, the maximum building height shall be 10 metres.
- (viii) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (ix) A screened outdoor area devoted to the year round display and sale of products only in conjunction with a supermarket, and shall be restricted to areas not required for parking and landscaping.

- (x) Except for approved access locations, landscaped open space shall be provided as follows:
    - (a) a minimum 6.0 metres wide strip along Countryside Drive and Airport Road, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced area;
    - (b) a minimum of 5.0 metres abutting a local road, which may be reduced, if arrangements, satisfactory to the City, are made to improve the architectural and/or landscaping design treatment within this reduced area; and,
    - (c) a minimum 3.0 metre wide strip along all other property boundaries.
  - (xi) Truck loading doors shall not be located within 45 metres of any adjacent public road, unless screened from such public road.
  - (xii) Notwithstanding any other zoning provisions, within By-law 151.88, as amended, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.
  - (xiii) Shall also be subject to the requirements and restrictions relating to the C2 zone, and all the general provisions of this by-law which do not conflict with those listed above.
- (4) Prior to enactment of the zoning by-law, the applicant shall enter into an agreement with the City and the Region of Peel which shall include the following:
- (a) Prior to the issuance of a building permit: a site development plan, a grading and drainage plan, an access plan, a landscape and fencing plan, an elevation and cross-section drawings, a fire protection plan, and an engineering and servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the

City to ensure implementation of these plans in accordance with the City's site plan review process.

- (b) The owner shall agree to pay all applicable City, Regional, Hydro, and Education development charges in accordance with their respective Development Charges by-law(s).
- (c) The owner shall gratuitously convey to the City, the portion of the future Countryside Drive right-of-way realignment on the subject lands. In this regard, the applicant shall agree to provide the City's Transportation Section with plans depicting the realignment Countryside Drive within the vicinity of the subject lands for approval.
- (d) The owner shall gratuitously convey to the City, a 0.3 metre reserve, along the south side of the realigned Countryside Drive on the subject lands, except at approved driveway locations.
- (e) The owner shall gratuitously convey to the Region, lands for a road widening along the west side of Airport Road, sufficient to achieve a 22.5 metre wide right-of-way from the centreline of Airport Road, where it abuts the subject lands.
- (f) The owner shall gratuitously convey to the Region, a 0.3 metre reserve along the west side of the as-widened Airport Road right-of-way, where it abuts the subject lands, except at approved driveway location(s).
- (g) The owner shall gratuitously convey to the Region, lands sufficient to achieve a 15 metre by 15 metre site triangle at the as widened intersections of Airport Road and the realigned Countryside Drive.
- (h) Prior to the site plan approval, the owner shall provide 2 per cent cash-in-lieu of parkland dedication for the subject lands, in accordance with the Planning Act and City Policy.
- (i) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.

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- (j) The owner shall agree that on-site waste collection shall be provided by a private waste hauler.
- (k) The owner shall agree to grant all necessary easements for drainage, utility and servicing purposes as may be required to the appropriate agency or public authority.
- (l) Prior to site plan approval, the applicant shall make arrangements, satisfactory to the City, to finalize the draft Traffic Impact Study.
- (m) Prior to site plan approval, the applicant shall make arrangements, satisfactory to the City, to demonstrate that the recommendations contained within the amended Urban Design Guidelines, prepared by Harbour View Investments Limited, have been implemented and incorporated within the site development plan and agreement. Further, the applicant shall make arrangements, satisfactory to the City, to construct an entry feature block located along the site triangle at the Airport Road and Countryside Drive intersection. This feature shall be located on a separate block and be gratuitously conveyed to the City.
- (n) Prior to site plan approval, the owner shall submit a revised Functional Servicing Report for the review and approval of the City.
- (o) Prior to site plan approval, the applicant shall make arrangements to submit a revised Noise Impact Feasibility Study for the commercial development which reflects the revised lotting pattern to the west. The noise attenuation measures recommended within the revised study shall be implemented through the building design.
- (p) Prior to site plan approval, the applicant shall make arrangements, satisfactory to the Region, to provide any external easements, financing and construction of Regional services.
- (q) Prior to site plan approval, the applicant shall make arrangements, satisfactory to the Region, to secure access to Airport Road, in accordance with the Region's controlled access by-law. In this regard, the applicant shall agree that the access to Airport

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Road shall function as a partial right-in/right-out access which shall also include a northbound left-in turn permission.

3. That a decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

Carried

- F 5. Report from K. Ash, Manager of Development Services, and G. Smith, Development Planner, Planning, Design and Development, dated November 10, 2003, re: **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Susan K. Tait Insurance Agency Limited – 12190 Hurontario Street – North-west Corner of Hurontario Street and Collingwood Avenue - Ward 2** (File C1W18.6).

- PDD353-2003
1. That the report from K. Ash, Manager of Development Services, and G. Smith, Development Planner, Planning, Design and Development, dated November 10, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - An Application to Amend the Official Plan and Zoning By-Law – Susan K. Tait Insurance Agency Limited – 12190 Hurontario Street – North-west Corner of Hurontario Street and Collingwood Avenue - Ward 2** (File C1W18.6) be received; and,
  2. THAT the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
    - 1) The Official Plan shall amend the Snelgrove Secondary Plan to redesignate the subject property from “Low Density Residential Snelgrove North and West” to “Convenience Commercial” to permit the subject lands on the north-west corner of Collingwood Avenue and Hurontario Street to be used for an office purpose.
    - 2) The subject site be rezoned from “Agricultural (A) By-law 151-88 to a “Commercial One (C1)” zone with a special section:

The site specific zoning by-law shall contain the following:

- (a) The subject property shall be zoned with a site specific “Commercial One (C1)” zone category and shall permit the following use:
    - i) an office
  - (b) Shall be subject to the following requirements and restrictions:

the following purposes shall not be permitted:

    - i) a drive-thru facility.
  - (c) Shall be subject to the following requirements and restrictions:
    - 1. a minimum front yard depth of 22.0 metres;
    - 2. a minimum exterior side yard width of 6.0 metres;
    - 3. a minimum interior side yard width of 16.0 metres;
    - 4. a minimum rear yard depth of 10.0 metres;
    - 5. a minimum lot width of 60 metres;
    - 6. a maximum building height of 2 storeys;
    - 7. a maximum gross floor area of 431.9m<sup>2</sup> (4650 sq ft);
    - 8. shall provide a minimum 3.0 metre wide landscaped open space strip in the front and exterior side yards and a minimum of 3.0 metres in the interior side and rear yards, except at approved access locations;
    - 9. all garbage and refuse storage, shall be enclosed within a building; and,
  - d) Shall also be subject to the requirements and restrictions relating to the Commercial One (C1) zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
- 3) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plan shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City’s site plan review process;



- (b) The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
  - (c) The owner shall pay cash-in-lieu of parkland in accordance with the *Planning Act* and City policy;
  - (d) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
  - (e) The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
  - (f) The Owner shall agree that all garbage and refuse storage, other than any containers for the storage of recyclable materials, shall be enclosed within a building;
  - (g) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;
  - (h) That the Owner provides one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line to the satisfaction of Bell Canada. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocation;
  - (i) The applicant shall submit a functional servicing report to the satisfaction of the Commissioner of Planning, Design and Development;
  - (j) The Owner shall convey a 15.0Mx15.0M daylight triangle; to the satisfaction of the City;
  - (k) The owner shall agree that the design of the building will be of a residential character and all roof top mechanical equipment shall be enclosed. In this regard, the elevation drawings contained in Map 3 shall be attached as a schedule to the development agreement.
3. That this decision be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

Carried

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- F 6. Report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated November 6, 2003, re: **Recommendation Report – Application to Amend the Zoning By-Law – Neil Davis/Stewart Gillis – 200 Main Street North - Ward 1** (File C1E6.48) (See Delegation E10).

**Dealt with under Delegation E10, Recommendation PDD348-2003.**

- F 7. Report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated November 4, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision – Morton Homes Inc. – South-west corner of Chinguacousy Road and Grovewood Drive - Ward 6** (File C3W11.6).

- PDD354-2003
1. That the report from K. Ash, Manager of Development Services, and D. Babulal, Development Planner, Planning, Design and Development, dated November 4, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report – Proposed Draft Plan of Subdivision – Morton Homes Inc. – South-west corner of Chinguacousy Road and Grovewood Drive - Ward 6** (File C3W11.6) be received; and,
  2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
  4. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of

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Engineering and Development Services and the Credit Valley Conservation;

5. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names;
6. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
7. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. any necessary red-line revisions to the draft plan identified by staff; and,
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this recommendation.

Carried

- F 8. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 10, 2003, re: **Proposed Official Plan Amendment - Enabling a Block Plan Review Process – Bram East Secondary Plan – Community Block Plan for Sub-Area 1 – Ward 10** (File P26SP-41).

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- PDD355-2003
1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 10, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Proposed Official Plan Amendment - Enabling a Block Plan Review Process – Bram East Secondary Plan – Community Block Plan for Sub-Area 1 – Ward 10** (File P26SP-41) be received; and,
  2. That a public meeting be held with respect to the proposed Official Plan amendment in accordance with City Council procedures, and staff be directed to report back to Planning, Design and Development Committee with the results of the public meeting and a recommendation.

Carried

- F 9. Report from D. Kraszewski, Manager of Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, re: **Recommendation Report – Block Plan – Sub-Areas 1 and 3 – Credit Valley Secondary Plan Area 45 -Ward 6** (File P26S-45) (See Delegation Item E1) (See Item P10)

**Dealt with under Delegation E1, Recommendation PDD339-2003.**

- \* F 10. Report from A. Smith, Manager, Growth Management & Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated November 28, 2003, re: **Information Report – Brampton Growth Management Program Implementation – Bram West north of Steeles Avenue – Ware 6** File P00GR).

- PDD356-2003
- That the report from A. Smith, Manager, Growth Management & Special Policy and P. Aldunate, Policy Planner, Planning, Design and Development, dated November 28, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Brampton Growth Management Program Implementation – Bram West north of Steeles Avenue – Ward 6** File P00GR) be received.

Carried

- \* F 11. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 1, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Greccap Holdings Limited – Northwest corner of Steeles Avenue and Chinguacousy Road – ward 6** (File C3W1.2).

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PDD357-2003

1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 1, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Zoning By-Law – Greccap Holdings Limited – Northwest corner of Steeles Avenue and Chinguacousy Road – Ward 6** (File C3W1.2) be received; and,
2. That prior to draft approval of the plan of subdivision, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.
3. That prior to draft approval of the plan of subdivision, the applicant shall sign the Landowner’s Cost Share Agreement for the area bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval.
4. That prior to draft approval of the plan of subdivision, an Environmental Implementation Report be submitted for the lands bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line, to the satisfaction of the City in consultation with Credit Valley Conservation. In this regard, revisions to the plan may be required.
5. That prior to draft approval of the plan of subdivision, a detailed Functional Servicing Study shall be approved by Engineering and Development Services Division, with respect to the lands bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line. In this regard, revisions to the plan may be required.
6. That prior to draft approval of the plan of subdivision, appropriate arrangements be made for the provision of a public elementary school site in the subject plan or the Altone Investments Limited plan of subdivision (C3W2.3, 21T-01016B) to the north, to the

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satisfaction of the City in consultation with the Peel District School Board.

7. That prior to draft approval of the plan of subdivision, appropriate arrangements are made with respect to the provision of sanitary sewer services to the plan of subdivision to the satisfaction of the Region of Peel.
8. That prior to draft approval of the plan of subdivision, the applicant shall submit Community Design Guidelines for the area bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corp. railway line, to the satisfaction of the City.
9. That prior to draft approval of the plan of subdivision, the applicant shall submit a Noise Feasibility Report, satisfactory to the City. The applicant shall make any necessary revisions to the plan to achieve the recommendations of the report.
10. That prior to draft approval of the plan of subdivision, the applicant revise the plan as follows in a manner satisfactory to the City:
  - To connect Street 'H' to Street 'A' (Polonia Avenue) on the adjacent plan (Roman Catholic Episcopal Corp., C3W1.1, 21T-01027B).
  - by extending Street 'I' to Street 'A'. This intersection may be restricted to right-in/right-out only.
  - by enlarging the High Density Block to the north, to front onto the extension of Street 'I'.
11. That prior to draft approval of the plan of subdivision, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names.
12. That prior to draft approval of the plan of subdivision, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

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13. That prior to draft approval of the plan of subdivision, the applicant shall agree in writing to the form and content of an implementing zoning by-law.
14. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law.
15. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. Any necessary red-line revisions to the draft plan identified by staff, including revisions to the recommended plan changes (Condition 10) that may arise as a result of the finalization of the Environmental Implementation Report and Functional Servicing Report; and,
  2. All conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development including the following:
    1. That the applicant obtain the necessary approvals on behalf of the City for the required landscaping within the hydro corridor.
    2. That the applicant provide a noise barrier along the rear yard of the residential lots across from the hydro transformer station.
    3. That the developer shall construct Street 'A' from Steeles Avenue to the north limit of the subdivision and the extension of Charolais Boulevard within the initial phase of development of the plan.
16. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

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- \* F 12. Report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 1, 2003, re: **Recommendation Report - Application to Amend the Zoning By-Law and Draft Plan of Subdivision –Altone Investments Inc. – North of Steeles Avenue and west side of Chinguacousy Road – ward 6** (File C3W2.3).

- PDD358-2003
1. That the report from P. Snape, Manager of Development Services, and B. Steiger, Development Planner, Planning, Design and Development, dated December 1, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report - Application to Amend the Zoning By-Law and Draft Plan of Subdivision –Altone Investments Inc. – North of Steeles Avenue and west side of Chinguacousy Road – Ward 6** (File C3W2.3) be received; and,
  2. That prior to draft approval of the plan of subdivision, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.
  3. That prior to draft approval of the plan of subdivision, the applicant shall sign the Landowner’s Cost Share Agreement for the area bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval.
  4. That prior to draft approval of the plan of subdivision, an Environmental Implementation Report be submitted for the lands bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line, to the satisfaction of the City in consultation with Credit Valley Conservation. In this regard, revisions to the plan may be required.
  5. That prior to draft approval of the plan of subdivision, a detailed Functional Servicing Study shall be approved by Engineering and Development Services Division, with respect to the lands bounded



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by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corporation railway line. In this regard revisions to the plan may be required.

6. That prior to draft approval of the plan of subdivision, appropriate arrangements be made for the provision of a public elementary school site in the subject plan or the Greccap Holdings plan of subdivision (C3W1.2, 21T-01002B) to the south, to the satisfaction of the City in consultation with the Peel District School Board.
7. That prior to draft approval of the plan of subdivision, appropriate arrangements are made with respect to the provision of sanitary sewer services to the plan of subdivision to the satisfaction of the Region of Peel.
8. That prior to draft approval of the plan of subdivision, arrangements shall be made for the provision of Street 'A' from the south limit of the plan to the southerly limit of the ORDC railway line, including appropriate arrangements (financial and otherwise) for the proportionate share of the railway crossing, to the satisfaction of the City.
9. That prior to draft approval of the plan of subdivision the location of Street 'A' crossing the railway line and valley and stream corridor at the north limit of the plan shall be determined to the satisfaction of the City, including the submission of the necessary supporting documentation, in consultation with Credit Valley Conservation and the Orangeville Railway Development Corporation. In this regard revisions to the plan may be required.
10. That prior to draft approval of the plan of subdivision, the applicant shall submit a Noise Feasibility Report, satisfactory to the City. The applicant shall make any necessary revisions to the plan to achieve the recommendations of the report.
11. That prior to draft approval of the plan of subdivision, the applicant shall submit Community Design Guidelines for the area bounded by Steeles Avenue, Chinguacousy Road and the Orangeville Railway Development Corp. railway line, to the satisfaction of the City.
12. That prior to draft approval of the plan of subdivision, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each

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sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names.

13. That prior to draft approval of the plan of subdivision, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
14. That prior to draft approval of the plan of subdivision, the applicant shall agree in writing to the form and content of an implementing zoning by-law.
15. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law.
16. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
  1. Any necessary red-line revisions to the draft plan identified by staff, including those arising from the recommendations of the Functional Servicing Report and Environmental Implementation Report; and,
  2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including specific conditions requested by internal and external agencies.
17. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

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- \* F 13. Report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 25, 2003, re: **Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Steeles Confour Investments Limited) - North side of Steeles Avenue West, bounded by Creditview Road on the east and the future Financial Drive extension on the west – Ward 6** (File C4W1.4).

- PDD359-2003
1. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated November 25, 2003, **to the Planning, Design and Development Committee Meeting of December 8, 2003, re: Recommendation Report - Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. (Steeles Confour Investments Limited) - North side of Steeles Avenue West, bounded by Creditview Road on the east and the future Financial Drive extension on the west – Ward 6** (File C4W1.4). be received; and,
  2. That prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps; in addition, all new roads (or portions thereof) shall be shown having street names which have been approved by the City and the Region of Peel.
  3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.
  4. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

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5. That prior to the issuance of draft plan approval, outstanding conditions of draft plan approval shall be received from applicable City Divisions and Departments and external agencies pertaining to the approval of:
- An Environmental Implementation Report dated August 29, 2002 as amended, prepared by ESG International Inc.
  - A Geotechnical Slope Assessment dated October 1999 as amended, prepared by Golder Associates.
  - A Functional Servicing Report dated December 2001 as amended, prepared by RIABOY Engineering Limited.
  - Architectural Design Guidelines dated August 26, 2002 as amended, prepared by John G. Williams Limited Architect and Streetscape Design Guidelines dated August 27, 2002 as amended, prepared by Strybos Associates Limited.

The subdivision shall be redline revised and conditions of draft plan approval provided contingent upon the approval of the above referenced technical studies.

6. That prior to the issuance of draft plan approval, a signed Landowners Cost Share Agreement shall be provided to the City's satisfaction that addresses all community land uses required to implement an appropriate portion of the Bram West Secondary Plan, and outlines the responsibilities and obligations of each potential party.
7. That prior to the issuance of draft plan approval, the applicant shall agree, in writing to the form and content of an implementing official plan amendment and zoning by-law to the satisfaction of the Commissioner of Planning, Design and Development.
8. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Official Plan/Secondary Plan and Zoning By-law to implement the application.
9. That the Official Plan Amendment and the Zoning By-law Amendment shall not come into force prior to the plan of subdivision being Draft Approved.
10. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed, subject to the following:

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1. any necessary red-line revisions to the draft plan identified by staff, including the following:
  - (a) Block 209 shall be relabeled as “Vista Block”.
2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:
  - (a) Prior to registration, the applicant shall demonstrate to the satisfaction of the Commissioner of the Planning, Design and Development Department, that noise attenuation features can be accommodated on Convenience Commercial Block 215 specific to lot 24, and in particular, grading to accommodate noise attenuation features, which may include a berm, shall be approved.
  - (b) Except at approved driveway locations, a 3.0 metre wide landscaped open space area shall be provided around the perimeter of Convenience Commercial Block 215 and a masonry wall to accommodate both noise attenuation where required and to enhance land use compatibility between Block 215 and the abutting single detached lots shall be provided to the City’s satisfaction.
  - (c) Prior to registration, the applicant shall provide a letter of undertaking to the satisfaction of the Commissioner of the Planning, Design & Development Department to designate the property at 8028 Creditview Road (Creditdale Farm) as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, and to register such heritage easements under Section 37 of Part IV of the *Ontario Heritage Act* as are necessary to protect the significant heritage features of the property.
  - (d) Prior to the initiation of any site grading or servicing, and prior to registration, the applicant shall make arrangements satisfactory to the City, in

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consultation with the Ministry of Culture, for the identification and preservation of archaeological/heritage resources contained on the subject lands.

- (e) Prior to registration, arrangements shall be made satisfactory to the City for the conveyance of a section of Financial Drive at it's full right of way width of 30.0 metres. This shall include, arrangements for the construction of two lanes of pavement per direction with an appropriate termination at Financial Drive and the extension of Street A.
- (f) Prior to registration, arrangements shall be made satisfactory to the City for the conveyance and construction of the rights-of-way to connect Streets "A" and "H" over the adjacent lands to the west (Metrus Central Properties) with Financial Drive.
- (g) The applicant shall gratuitously convey Woodlot Blocks 212 and 213 to the City, in a condition satisfactory to the City. The woodlot will not be considered as contributing towards the parkland dedication requirements of this plan.

11. That this decision be considered null and void and a new development application re required, unless a zoning by-law is passed within 36 months of the Council approval of this recommendation.

Carried

**G. Committee of Adjustment Reports**

- \* G 1. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated October 22, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Convenience Store with a Parking Deficit of 5 Spaces – 1349680 Ontario Limited - 2 Melanie Drive, Unit 5 – Ward 9 (File A057/03).**

PDD360-2003      That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated October 22, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on**

**an Appeal of Committee of Adjustment Decision to Refuse a Convenience Store with a Parking Deficit of 5 Spaces – 1349680 Ontario Limited - 2 Melanie Drive, Unit 5 – Ward 9** (File A057/03) be received.

Carried

- \* G 2. Report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Meat Processing Operation in a Detached Garage – Josef Rawdanowicz – 2719 Mayfield Road - Ward 2** (File A111/03).

PDD361-2003      That the report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Meat Processing Operation in a Detached Garage – Josef Rawdanowicz – 2719 Mayfield Road - Ward 2** (File A111/03) be received.

Carried

- \* G 3. Report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Tent Type Accessory Structure for Storing a Vehicle in a Residential Zone – 21 Brookdale Crescent - Ward 8** (File A112/03).

PDD362-2003      That the report from P. Snape, Manager of Development Services, and C. Gervais, Development Planner, Planning, Design and Development, dated November 13, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Ontario Municipal Board (OMB) Decision on an Appeal of Committee of Adjustment Decision to Refuse a Tent Type Accessory Structure for Storing a Vehicle in a Residential Zone – 21 Brookdale Crescent - Ward 8** (File A112/03) be received.

Carried

**H. Policy Planning Reports**

- \* H 1. Report from D. Waters, Manager, Land Use Policy and D. Nicholson, Policy Planner, Planning, Design and Development, dated November 20, 2003, re: **Information Report – Mayfield West (Town of Caledon) Planning Update** (File G70).

- PDD363-2003
1. That the report from D. Waters, Manager, Land Use Policy and D. Nicholson, Policy Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Mayfield West (Town of Caledon) Planning Update** (File G70) be received; and,
  2. The Town of Caledon be advised that the City of Brampton have identified the following preliminary concerns with the regards to the planning for the Mayfield West Area:
    - modifications to the Highway 410/Highway 10 interchange may potentially postpone its planned construction and cause further delays and result in additional cost for the City, the Province and the Region of Peel;
    - the location and type of employment lands could negatively impact the existing Snelgrove community; and,
    - the land use interface along the northern edge of the Snelgrove Secondary Plan needs to be compatible from a community design perspective to avoid potential interface problems.
  3. That the Town of Caledon be requested to implement the appropriate growth management conditions for development within the Mayfield West Planning Area that may potentially impact public infrastructure located within the municipal boundaries of the City of Brampton;
  4. That the Town of Caledon be requested to keep the City of Brampton advised regarding the progress of the necessary background studies, including Brampton staff participation in the study steering committees and the subsequent preparation of Official Plan policies for the Mayfield West rural service center; and,
  5. That a copy of this staff report and Council resolution be forwarded to the Town of Caledon for their consideration.

Carried



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- \* H 2. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated November 20, 2003, re: **Information Report – Credit Valley Secondary Plan (Area 45)** (File OP93-197).

PDD364-2003 That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated November 20, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Information Report – Credit Valley Secondary Plan (Area 45)** (File OP93-197) be received for information purposes.

Carried

- \* H3. Report from A. Smith, Manager, Growth Management & Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated November 24, 2003, re: **Status Report – Proposed Rockfort Quarry – North East Corner Winston Churchill Boulevard & Olde Baseline Road – Town of Caledon** (File G70).

- PDD365-2003
1. That the report from A. Smith, Manager, Growth Management & Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated November 24, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Status Report – Proposed Rockfort Quarry – North East Corner Winston Churchill Boulevard & Olde Baseline Road – Town of Caledon** (File G70) be received; and,
  2. That copies of this report be distributed to the Joint Peel-Caledon Rockfort Quarry Liaison Committee, Region of Peel, and Town of Caledon to convey Brampton's formal position that available information on traffic resulting from the proposed quarry is insufficient to address Brampton concerns;
  3. That Brampton support the Region of Peel and Town of Caledon's positions denying the applications to permit the proposed quarry; and,
  4. That Legal Services and Planning Design and Development staff be directed to provide copies of the Letters of Opinion and other information, as appropriate, to the Region of Peel and Town of Caledon to support their opposition to the Rockfort Quarry proposal without seeking formal party status at the OMB Hearing.

Carried

**I. Building and Zoning Reports**

- \* I 1. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 16, 2003, re: **Application for Variance to the Sign By-law – Somers Glen Estates (Senator Homes) and Riverfield Homes) – 8700 Highway #50 and 8710 Highway #50 – Ward 10** (File G26SI)

- PDD366-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 16, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Somers Glen Estates (Senator Homes) and Riverfield Homes) – 8700 Highway #50 and 8710 Highway #50 – Ward 10** (File G26SI) be received; and,
  2. That approval be given for the following signage for Somers Glen Estates (Senator Homes) and Riverfield Homes at their sales offices located on 8700 Highway #50 and 8710 Highway #50:
    1. one 215 square feet (20 square metres) ground sign facing Highway #50 close to the south of the driveway entrance to the sales office;
    2. one 42 square feet (3.9 square metres) wall sign on the Somers Glen Homes sales office;
    3. one 42 square feet (3.9 square metres) wall sign on the Riverfield Homes sales office;
    4. eight flags facing Highway #50;  
subject to the following conditions:
      - a) the signs and flags shall be removed at the time of removal of the temporary sales office, or by June 24, 2006, to coincide with the Committee of Adjustment (COA) approval of the sales office, whichever comes first; and
      - b) Region of Peel approval shall be provided to the Building Division prior to the issuance of a permit.

Carried

- I 2. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – TD Canada Trust – 100 Peel Centre Drive, Unit 10 – Ward 8** (File G26SI) (See Delegation E2)

**Dealt with under Delegation E2, Recommendation PDD340-2003.**

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- \* I 3. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – EGO Salon – 127 Queen Street West – Southeast corner of Queen Street and Mill Street - Ward 4** (File G26SI).

- PDD367-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – EGO Salon – 127 Queen Street West – Southeast corner of Queen Street and Mill Street - Ward 4** (File G26SI) be received; and,
  2. That approval be given for the following signage for EGO Salon located at 127 Queen Street West:
    - a) one 100 square feet (9.3 square metres) sign on the west elevation of the salon; and,subject to the following condition:
    1. a building permit shall be obtained prior to the installation of the sign.

Carried

- \* I 4. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 18, 2003, re: **Application for Variance to the Sign By-law – Sobeys – 8975 Chinguacousy Road – Southeast corner of Chinguacousy Road and Queen Street - Ward 4** (File G26SI).

- PDD368-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 18, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Sobeys – 8975 Chinguacousy Road – Southeast corner of Chinguacousy Road and Queen Street - Ward 4** (File G26SI) be received; and,
  2. That approval be given for the following signage for Sobeys located at 8975 Chinguacousy Road:
    - a) one 75 square feet (7 square metres) illuminated box sign (Pharmacy) on the north elevation of the building; and,
    - b) one 50 square feet (4.6 square metres) illuminated box sign (Open 24 hours) on the north elevation of the building; and,

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- c) one 228.6 square feet (21.2 square metres) illuminated box sign (Sobeys Ready to Serve) on the north elevation of the building;

subject to the following conditions:

1. a building permit shall be obtained prior to the installation of the sign; and,
2. the height of the individual cut-out letters shall not exceed 6 square feet (1.8 metres); and,
3. the maximum aggregate area of the wall signs on the north elevation shall not exceed 269 square feet (25 square metres).

Carried

- I 5. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – Cookfield Developments Ltd. – 333 Fairhill Avenue – Southwest corner of Fairhill Avenue and Chinguacousy Road - Ward 6** (File G26SI) (See Delegation E3).

**Dealt with under Delegation E3, Recommendation PDD341-2003.**

- I 6. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 14, 2003, re: **Application for Variance to the Sign By-law – Highcastle Homes – Northeast corner of Creditview Road and Sandalwood Parkway – Ward 6** (File G26SI) (See Delegation E4)

**Dealt with under Delegation E4, Recommendation PDD342-2003.**

- I 7. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 14, 2003, re: **Application for Variance to the Sign By-law – CIBC – 380 Bovaird Drive – Northeast corner of Bovaird Drive and Conestoga Drive – Ward 2** (File G26SI) (See Delegation E5)

**Dealt with under Delegation E5, Recommendation PDD343-2003.**

- \* I 8. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – Regal Crest Homes – 188 Mountainash Road – Northwest corner of Mountainash Road and Sandalwood Parkway – Ward 10** (File G26SI)

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- PDD369-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Regal Crest Homes – 188 Mountainash Road – Northwest corner of Mountainash Road and Sandalwood Parkway – Ward 10** (File G26SI) be received; and,
  2. That the applicant's request for a 160 square feet (14.9 square metres) ground sign on the residential property on the northwest corner of Mountainash Road and Sandalwood Parkway be refused.

Carried

- I 9. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – Fandor Homes – Airport Road- Southeast corner of Airport Road and Braydon Boulevard – Ward 10** (File G26SI) (See Delegation E9).

**Dealt with under Delegation E9, Recommendation PDD347-2003.**

- I 10. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5** (File G26SI) (See Delegation I11).

- PDD370-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – LDASK MBC Corp. 10, 20, 30, 40, 50 & 70 Gillingham Drive – Corner of Gillingham Drive and Main Street North - Ward 5** (File G26SI) be deferred to the next scheduled Planning, Design and Development Meeting at the request of the applicant.

Carried

- I 11. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – Best Buy – 25 Peel Centre Drive, Unit 451 – Ward 8** (File G26SI) (See Delegation E6)

**Dealt with under Delegation E6, Recommendation PDD344-2003.**

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- \* I 12. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, re: **Application for Variance to the Sign By-law – Triple M. Metal – 331 Intermodal Drive – Southwest corner of Intermodal Drive and Goreway Drive - Ward 10** (File G26SI).

- PDD371-2003
1. That the report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for Variance to the Sign By-law – Triple M. Metal – 331 Intermodal Drive – Southwest corner of Intermodal Drive and Goreway Drive - Ward 10** (File G26SI) be received; and,
  2. That the applicant's request for the following signage at 331 Intermodal Drive - Southwest corner of Intermodal Drive and Goreway Drive, be refused:
    - a) one 538 square feet (50 square metres) ground sign with a height of 36 feet (11 metres) located on the west interior side of the property.

Carried

- \* I 13. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 19, 2003, re: **Building Permit Activity for the Months of September and October 2003** (File B11).

- PDD372-2003
- That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 19, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Building Permit Activity for the Months of September and October 2003** (File B11) be received.

Carried

- I 14. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, re: **Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West - Ward 6** (File G33-LA).

- PDD373-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, to the Planning, Design and Development

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Committee Meeting of December 8, 2003, re: **Application for a Permit to Demolish a Residential Property – 1722 Bovaird Drive West - Ward 6** (File G33-LA) be deferred to the next scheduled Planning, Design and Development Meeting at the request of the applicant.

Carried

- \* I 15. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, re: **Application for a Permit to Demolish a Residential Property –9401 Creditview Road - Ward 6** (File G33-LA).

- PDD374-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for a Permit to Demolish a Residential Property –9401 Creditview Road - Ward 6** (File G33-LA) be received; and,
  2. That the application to demolish the residential property located at 9401 Creditview Road be approved.

Carried

- \* I 16. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, re: **Application for a Permit to Demolish a Residential Property – 9946 McVean Drive - Ward 10** (File G33-LA).

- PDD375-2003
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated November 21, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Application for a Permit to Demolish a Residential Property – 9946 McVean Drive - Ward 10** (File G33-LA) be received; and,
  2. That the application to demolish the residential property located at 9946 McVean Drive be approved.

Carried

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- \* I 17. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated November 17, 2003, re: **Recommendation Report – City Initiated Zoning By-Law Amendments For Institutional, Open Space, Floodplain, and Agricultural Zones to Provide Consistency among the City’s four Comprehensive Zoning By-laws (P42CO).**

- PDD376-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report – City Initiated Zoning By-Law Amendments For Institutional, Open Space, Floodplain, and Agricultural Zones to Provide Consistency among the City’s four Comprehensive Zoning By-laws (P42CO)** be received; and,
  2. That staff be authorized to present an appropriate by-law amendment with respect to Industrial Zones for Council’s consideration.

Carried

- \* I 18. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, and L. Hill, Legislative Coordinator, City Clerk’s Office, dated November 12, 2003, re: **Housekeeping Zoning Amendments to Correct the Inaccuracies Encountered During Review of the Comprehensive Zoning By-laws (P42CO).**

- PDD377-2003
1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development, and L. Hill, Legislative Coordinator, City Clerk’s Office, dated November 12, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Housekeeping Zoning Amendments to Correct the Inaccuracies Encountered During Review of the Comprehensive Zoning By-laws (P42CO)** be received; and,
  2. That staff be authorized to present an appropriate by-law amendment directly to Council for consideration with respect to the correction of errors of formatting, wording and references as outlined in the staff report.

Carried

J. **Community Design - Parks Planning and Development Reports - nil**

K. **Engineering and Development Services Reports - nil**



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**L.     Minutes - nil**

**M.     Other/New Business**

**Monthly Update – Status of Highway 410 Extension - nil**

- \*     M 1.   Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated November 17, 2003, re: **Site Plan Activity Summary for November 2003** (File P46S1).

PDD378-2003           That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated November 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Site Plan Activity Summary for November 2003** (File P46S1) be received.

Carried

- \*     M 2.   Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2003, re: **Recommendation Report, Proposed Omnibus By-law – Emergency Supplies Containers** (File P45GE).

PDD379-2003           1.     That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Recommendation Report, Proposed Omnibus By-law – Emergency Supplies Containers** (File P45GE) be received; and

2.     That the City's zoning by-laws be amended to define emergency supplies containers as follows:

“Emergency Supplies Containers:

Emergency Supplies Containers are containers are located outside to provide accessible storage of emergency supplies, consisting of, but not limited to, blankets, pillows, folding beds, and first aid supplies. The containers are a public use and are not outside storage for the purpose of interpreting this by-law. The containers may be located any where on a lot except areas used for required parking, loading, driveways and landscaping, and shall be set back from any lot line a minimum distance equal to the height of the container but not less than 1.5 metres.”

Carried

- M3. Discussion, re: **Sign Variance applications to be dealt with by a Sub-Committee of Planning, Design and Development.**

**Direction was given**

- **That consideration of the reestablishment of the Sign Variance Committee be referred to the Committee of the Whole Meeting scheduled to be held December 10, 2003, during consideration of the staff report regarding the Committee Structure.**

**N. Referred Matters**

- \* N 1. **List of Referred Reports – Planning, Design And Development Committee**

PDD380-2003      That the **List of Referred Reports – Planning, Design And Development Committee** to the Planning, Design and Development Committee Meeting of December 8, 2003, (File P45GE) be received.

Carried

**O. Deferred Matters**

- O 1. Report from C. Hammond, Sign Coordinator, Planning, Design and Development, dated September 22, 2003, re: **Sign Variance Application – CN Rail, RCC Media & Viacom Outdoor – Various Locations – Wards 3, 5, 6, 8, 10 & 11** (File G26SI) (See Delegation E7).

**Dealt with under Delegation E7, Recommendations PDD345-2003 and PDD346-2003.**

**P. Correspondence**

- \* P 1. Correspondence from the Region of Peel dated June 24, 2003, re: **Urban Transportation Showcase Program** (File)

PDD381-2003      That the correspondence from the Region of Peel dated June 24, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Urban Transportation Showcase Program** (File) be received.

Carried

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- \* P 2. Correspondence from the Town of Gravenhurst to all Ontario Municipalities, re: **Resolution requesting the Minister of Municipal Affairs and Housing to consider Amendments to the Planning Act to authorize municipalities to pass By-laws that are sensitive to the size and make-up of smaller Ontario Communities** (File G00RE).

PDD382-2003 That the correspondence from the Town of Gravenhurst to all Ontario Municipalities, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Resolution requesting the Minister of Municipal Affairs and Housing to consider Amendments to the Planning Act to authorize municipalities to pass By-laws that are sensitive to the size and make-up of smaller Ontario Communities** (File G00RE) be received.

Carried

- \* P 3. Correspondence from the Region of Peel dated August 21, 2003, re: **Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel** (File G71).

PDD383-2003 That the correspondence from the Region of Peel dated August 21, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel** (File G71) be received.

Carried

- \* P 4. Correspondence from the City of Mississauga dated September 26, 2003, re: **Status Report – Northwest Brampton Urban Boundary Review** (File G54).

PDD384-2003 That the correspondence from the City of Mississauga dated September 26, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Status Report – Northwest Brampton Urban Boundary Review** (File G54) be received.

Carried

- \* P 5. Correspondence from the Region of Peel dated October 17, 2003, re: **Land Application of Biosolids Update – Revised** (File G71).

PDD385-2003 That the correspondence from the Region of Peel dated October 17, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Land Application of Biosolids Update – Revised** (File G71) be received.

Carried

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- \* P 6. Correspondence from the Region of Peel dated September 26, 2003, re: **Rockfort Quarry Application** (File G70) See Item H 3.

PDD386-2003      That the correspondence from the Region of Peel dated September 26, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Rockfort Quarry Application** (File G70) received.

Carried

- \* P 7. Correspondence from the Town of Caledon dated October 31, 2003, re: **City of Brampton North-South Transportation Corridor Protection Strategy** (File P40)

PDD387-2003      That the correspondence from the Town of Caledon dated October 31, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **City of Brampton North-South Transportation Corridor Protection Strategy** (File P40) be received.

Carried

- \* P 8. Correspondence from the Region of Peel dated September 26, 2003, re: **Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel – Endorsement of Restructuring Proposal** (File G71).

PDD388-2003      That the correspondence from the Region of Peel dated September 26, 2003, to the Planning, Design and Development Committee Meeting of December 8, 2003, re: **Proposed Annexation of Certain Lands from the City of Vaughan in the Region of York to the Town of Caledon in the Region of Peel – Endorsement of Restructuring Proposal** (File G71) be received.

Carried

- P 9. Correspondence from Mr. L Pagano, 61 Marysfield Drive, R.R. #9 Brampton, dated December 4, 2003, re: **Vales of Humber Secondary Plan – Proposal to Amend the Brampton Official Plan** (File P26 S50) (See Report D1).

**Dealt with under Item D1, Recommendation PDD332-2003**

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- P 10. Correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, re: **Credit Valley Secondary Plan – Interim Servicing Proposals** for the following Agenda Items: Report D4 (File C3W9.3), Report D5 (File C4W10.1), Report D6 (File C3W9.4), Report D7 (File C9E5.14) and Report F9 (File P26S-45) (See Reports D4, D5, D6, D7, E1 and F9).

PDD389-2003            That the correspondence from Mr. Rick Mangotich, Fieldgate Developments, Toronto, dated December 8, 2003, re: **Credit Valley Secondary Plan – Interim Servicing Proposals** for the following Agenda Items: Report D4 (File C3W9.3), Report D5 (File C4W10.1), Report D6 (File C3W9.4), Report D7 (File C9E5.14) and Report F9 (File P26S-45) be received.

Carried

**Q.     Question Period - nil**

**R.     Public Question Period – nil**

**S.     Adjournment**

PDD390-2003            That the Planning, Design and Development Committee do now adjourn to meet again on Monday, January 19, 2004 at 7:00 p.m. or at the call of the Chair.